



# The Eden Islander

Eden Isles

SPRING 2022

P.O. Box 2746 • Slidell, LA 70459

2022

## NEXT GENERAL MEMBERSHIP MEETING

Tuesday, June 7, 2022

Tammany Yacht Club

Meeting starts @ 7:00pm

THE ZOOM LINK WILL BE AVAILABLE ON OUR WEBSITE, NEXTDOOR, AND FACEBOOK.

## 2022 EVENTS

Easter on the Island— 4/16

Spring Garage Sale— 4/30

Crawfish Cook-Off— 5/15

General Membership Meeting— 6/7

Stars, Stripes, & BBQ— 7/3

General Membership Meeting— 9/6

Fall Garage Sale— 9/24

Family Fall Fest— 10/29

General Membership Meeting— 12/6

Pelicans & Pearls— 12/10

Santa on the Island/ Tammany Yacht Club Christmas

Boat Parade— 12/17

Sarah Landry – Editor • slandryeihoa@yahoo.com



## UPDATE FROM MAGNOLIA WATER COMPANY

SEE PAGE 6 FOR DETAILS.



# ATTENTION

## HOA DUES ARE DUE NOW

## SHORT TERM RENTALS ARE

\*\*\*\*\***ILLEGAL**\*\*\*\*\*

## IN EDEN ISLES!!!

SEE PAGE 3 FOR MORE INFORMATION ON WHICH PROPERTIES ARE IN VIOLATION.

## EDEN ISLES HISTORY

READ OUR CONTINUED STORY ON PAGE 4. FOR ENTIRE ARTICLE, PLEASE VISIT EDENISLESHOA.ORG



IF YOU PREFER TO HAVE YOUR QUARTERLY NEWSLETTER EMAILED TO YOU, PLEASE SEND AN EMAIL TO THE ADDRESS ABOVE CONFIRMING YOUR STREET ADDRESS SO THAT WE CAN SWITCH YOU FROM THE MAILING LIST TO THE ELECTRONIC LIST.

TO KEEP UP WITH CURRENT NEIGHBORHOOD EVENTS, FOLLOW US ON OUR SOCIAL MEDIA PAGES!



Nextdoor

# Calendar of Events

SEE PAGE 8

## LEVEE BOARD MEETINGS

Levee Board Meetings— 3rd Wednesday of each month— location alternates between Koop Drive in Mandeville and the Towers Building in Slidell

Next Meeting— April 20th

2056 2nd Street — Slidell

Check out our parish website, <http://www.stpgov.org>

Sign up to receive the latest news and emergency updates, contact Parish officials, apply for a building permit, etc. Visit the "Citizen Portal" to report any type of issues with drainage, road maintenance, ditch cleaning, etc.

Join the Homeowner's Association to Keep Eden Isles Waterfront Living "the" Best!

VISIT [WWW.EIHOA.ORG](http://WWW.EIHOA.ORG)

[www.facebook.com/EdenIslesHomeownersAssociation](http://www.facebook.com/EdenIslesHomeownersAssociation)

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



## 2021 Eden Isles HOA Board of Directors

Position	Name	Email Address
President & Committee Chair Neighborhood Watch	Mike Small	mikesmall985@gmail.com
Vice President	Ray Fourtunia	rfourtunia@gmail.com
Secretary	NEWLY VACANT POSITION	
Treasurer & Committee Chair Groundskeeper/Utilities & Membership	Tim Sykes	sykestim@aol.com
Board Member & Committee Chair Events Coordinator & Social Media	Katie Nettles	knettlesbca@yahoo.com
Board Member	Paige Scott	jpaigescott@gmail.com
Board Member	Shanell Montana	Shanelle.montana@gmail.com
Committee Chair Welcome Committee	Catherine Hammel	catherinehammel@icloud.com
Committee Chair Newsletter & Advertisements	Sarah Landry	slandryehoa@yahoo.com

**Financial report:**

We are happy to provide a financial report to any Eden Isles HOA Member who requests it. Please contact Tim Sykes via email.

**SPONSORSHIP OPPORTUNITIES**

If you own a business, please consider being a sponsor at one of our upcoming General Membership Meetings. Sponsorships come on a first-come basis. In exchange for the refreshments to be enjoyed at the Social prior to the meeting, the sponsor will have the opportunity to promote their business during a 5 minute presentation.

SIZE	BLACK & WHITE	COLOR
1/8 PAGE	\$40.00	\$46.25
1/4 PAGE	\$60.00	\$72.50
1/2 PAGE	\$100.00	\$125
FULL PAGE	\$150.00	\$200

**ADVERTISING RATES**

**\*\*\*\*IMPORTANT NOTICE!\*\*\*\***

Ad spots will be given on a first come/ first serve basis upon receipt of payment to the treasurer.

# BLOCK CAPTAINS

We are in need of Block Captains to help keep our neighbors informed!

Whether you are new to the neighborhood and interested in hearing more about this role, or you are a past Block Captain interested in continuing your role in keeping our neighborhood great, please reach out to Mike Small.

Block Captains can also sign up on the website under Membership. Just add "Block Captain" to the comment section.

# EDEN ISLES HOA: Plans for a better community

The 2021 Eden Isles Homeowners Association (EIHOA) was looking to embark on an ambitious plan to invigorate our neighborhood. This effort was inspired by an attempt to live up to our motto, "Eden Isles - Waterfront living as its best". With that being said, we put together a master plan to take us closer to that reality. The following are some of the initiatives we explored and what we accomplished.

- ⇒ **(Done)** Upgrading both I-10 and Hwy-11 neighborhood entrance for a better appearance. (Having to redo because of hurricane IDA)
- ⇒ **(Bided/Needs approval)** Upkeep and use for our neighborhood common areas such as a walking track.
- ⇒ **(Done)** Enforcement of the Saint Tammany parish and the Eden Isles covenant codes and regulations for the parking and storing of vehicles, trailers, motorhomes, boats, etc. on our public streets and common areas.
- ⇒ **(Done)** Upgrading the entrance cameras, security patrols, and other related services. (Having to redo because of hurricane IDA)
- ⇒ **(In the works)** Putting together a legislative and governing committee that will oversee the direction and priority of the paving and maintenance of our streets and infrastructure and flood protection.
- ⇒ **(Needs more ideas/In the works)** Offering additional recreational amenities for the betterment of the entire neighborhood.

**(Ongoing)** Offering more community bonding experiences for like-minded individuals living in our neighborhood. Such as gardening and game clubs, movie nights, spring and fall festivals, sno-ball socials, and others.

Your thoughts, ideas, additions, and/or opinions are welcomed. But most of all, we need your support and participation. We can make it happen by working together for a common goal.

## **Neighborhood Watch (Done)**

- ⇒ Ring system and neighbors
- ⇒ Partnership with AVL for ring installs

## **Fund Raisers (Processing)**

- ⇒ Additional events specifically geared toward getting residents to join the HOA.
- ⇒ EIHOA Car tags, tag liners, decals (More to come)

TO SUBSCRIBE TO THE  
EIHOA NEWS ALERTS AND  
NOTIFICATIONS GO TO  
EIHOA.ORG NEAR THE  
BOTTOM OF THE HOME  
PAGE AND SEND US YOUR  
EMAIL ADDRESS.

## **EIHOA.org website (99% completed)**

We have upgraded the EIHOA.org website to include our own Zoom account and email address associated with EIHOA.org. (Such as [info@eihoa.org](mailto:info@eihoa.org), [events@eihoa.org](mailto:events@eihoa.org), [hoaboard@eihoa.org](mailto:hoaboard@eihoa.org)). We have also added the following additions:

- ⇒ **Eden Isles resident's business owners page.**
- ⇒ **Eden Isles resident's government and legislation that affects us page.**
- ⇒ **Eden Isles resident's social activity and club page.**
- ⇒ **Eden Isles HOA resident's security cameras page (Password protected).**
- ⇒ **Eden Isles HOA members resident's info page (Password protected).**
- ⇒ **Eden Isles events and calendar page.**
- ⇒ **Eden Isles HOA rules and information page with covenant FAQs page.**
- ⇒ **Eden Isles Neighborhood Watch page.**

**SERGEANT PATRICK CASNAVE HAS BEEN PROMOTED AND IS NO LONGER OUR NEIGHBORHOOD LIAISON.**

**HE IS BEING REPLACED BY**

**SGT CHAD RISEY. [CHADRISEY@STPSO.COM](mailto:CHADRISEY@STPSO.COM)**

**THANKS FOR EVERYTHING PATRICK, AND GOOD LUCK IN YOUR NEW POSITION.**

# The History of Eden Isles

The following is a timeline put together by one of our residents, Tom Thompson, and it outlines the history of our beautiful subdivision from 1969 to present. For the full article, please visit our website, [eihoa.org](http://eihoa.org). We will include a small portion of the history throughout future newsletters.

## 2002

**Alaska Earthquake Makes Waves In Louisiana** – Boats started rocking in Eden Isles as a result of a 7.9 magnitude earthquake in a remote interior area of Alaska. No damage was reported. (Times Picayune, 11/04/02)

## 2003

**Church Property Is Subdivided** - The large open area located in the 300 block of Windward Passage adjacent to Gretel Cove, formally owned by a church was sold to a developer. The developer subdivided the property into single-family home sites.

## 2004

**Eden Isles Architectural Committee Wins Lawsuit** – The Eden Isles HOA sued a resident for building a boat dock beyond the 12' limit. The opposing attorney's argument was other residents built into the waterways without Architectural approval therefore, the covenants are abandoned and not enforceable. The HOA's attorney argued that ninety-six percent of lot owners in Unit 4 are in compliance with the covenants and any structure beyond the 12' foot limit into the rear easement violates the covenants and a safety issue for nautical navigation of the waterways. Presiding Judge Peter Garcia, after meeting with both attorneys in chambers ruled from the bench that the Eden Isles covenants are not abandoned and are enforceable. The two attorneys and three members of the architectural committee mutually agreed that the resident would tear down and remove the portion of the boat house/hoist that extends beyond the 12' limit. (Reference, Eden Isles News Letter July 2004)

**Fire Hydrants Out Of Service** – Fire District No. 1 inspected Eden Isles fire hydrants and found the following in need of repair: 115 Carina Circle, 100 Constellation Drive, 226 Constellation Drive, 1062 Mariners Cove, 330 Moonraker Drive, and 427 Moonraker Drive. Coast Waterworks is responsible for the maintenance of the hydrants and was notified of the issue.

## 2005

**New Security Cameras Installed** – A new sophisticated camera security system was installed at both guardhouses (March Eden Isles News Letter)

**Hurricane Katrina** – On August 29, 2005 the worst natural disaster ever to hit the United States left total devastation all along the gulf coast from Texas to Alabama. For the first time in the 36 year history of Eden Isles, homes were flooded with two to six feet of water depending on the home's elevation and proximity to the lake. The western edge of the eye passed over Eden Isles and pushed a 16' tidal surge into Lake Pontchartrain covering our waterways with storm debris. Unlike New Orleans, Slidell and other communities that were "Protected" by levees; the tidal surge came and went in just a few hours instead of saturating homes for days. This allowed the residents to return almost immediately and begin clean-up. Large sections of the I-10 twin span bridge were washed away and traffic was diverted to Highway 11 at Old Spanish Trail and the old Highway 11 Bridge became the only way into or out of New Orleans from the East. The Sheriff's Department set up a road block near the entrance to Eden Isle and only allowed people with proof of residency onto our island. The Sheriff's Department also patrolled the streets and waterways of Eden Isles to protect the lives and property of the residents.

## 2006

**The Aftermath Of Hurricane Katrina Presented Many Challenges For The Eden Isles HOA** - Homes were unlivable and residents had evacuated and were unable to return. Many homeowners were fighting with their insurance companies and FEMA over temporary trailers and funding to rebuild. Storm debris was piled on lots, green spaces and in the waterways and the two guard houses on both ends of Eden Isles Drive were washed away. Eden Isles lead the recovery effort and in about a year most of the homes in Eden Isles were repaired. It did take longer for some homeowners with inadequate flood insurance and other hardships, but Eden Isles has come back better than ever. By August, the rebuilding of Eden Isles was underway; some residents were able to live in their renovated homes while others were still in FEMA trailers trying to find building materials and competent contractors. During this turbulent time, a few dedicated individuals stepped forward to reestablish the HOA to tackle the issues that Eden Isles now faced. Meeting were held to decide how to help residents rebuild, clear remaining debris, clear and maintain the green spaces, deal with houses that have been abandoned, replace trees and street signs. No "Parking", "No Dumping" are placed on the green spaces to discourage residents and contractors from dumping construction debris throughout the subdivision. It was an extremely difficult and stressful year but Eden Isles came back much faster than surrounding communities.



# Eden Isles Homeowners Association

Annual Dues: \$120.00

## **IF YOU HAVEN'T ALREADY DONE SO, PLEASE PAY YOUR 2022 DUES!**

Everyone is welcome to join EIHOA. By paying your dues in full, we are able to budget our expenses and plan our year. However, we will accommodate monthly payments, as well as pro-rated payments if you move in mid way through the year.  
ANY AND ALL PARTICIPATION IS WELCOME, NEEDED, AND APPRECIATED!

Homeowners Name/s: \_\_\_\_\_

Property Address: \_\_\_\_\_ Slidell, LA 70458

Mailing address, if different: \_\_\_\_\_

Home Phone: \_\_\_\_\_ Cell number: \_\_\_\_\_

Email Address: \_\_\_\_\_

Would you like to serve on the board of directors or on a committee? — Yes / No

Please mail your annual dues to: **EIHOA P.O. Box 2746 Slidell, LA 70459**  
**OR** Drop your envelope in the black mailbox attached to the light pole on the median at the end of  
Eden Isles Blvd (in the 400 block)

To pay your dues via **PayPal** or **Credit Card**, go to [www.eiho.org](http://www.eiho.org) to submit your payment.

**Thank you for your support!**

### **DO YOU OWN A BUSINESS?**

ADVERTISE FOR FREE IN OUR 2022 NEWSLETTERS WHEN YOU PAY YOUR \$120 ANNUAL HOA MEMBERSHIP DUES.  
TO PARTICIPATE IN THIS ADVERTISEMENT, PLEASE COMPLETE THE PROCESS ON PAGE 9.

Check here if you would like to advertise your business.

Comments:

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### **A NOTE ABOUT DUES:**

The parish does not maintain or fund the maintenance of the public spaces of our neighborhood, your homeowners association does!

Monies collected are used for cutting the grass in all of the public green spaces through out the neighborhood. Lighting, maintaining and seasonal decorations of the signage. Installation & maintenance of the street signs. Cost, repair and utilities associated with the security cameras. Planting & maintaining the landscaping. Publications, posters, newsletters, postal service & postage. State fees regarding the entity of the association. Expenses of holding meetings. Insurance & Legal.

**Note: Board & committee members are uncompensated neighborhood volunteers whose only interest is contributing to the well being of the neighborhood as their time permits.**

Those not contributing to the upkeep of the neighborhood (paying of dues) create an undue burden in trying to implement all the association is charged with doing. The more homeowners that participate, the more your association can accomplish. The current level of financial participation does not leave our budget with the funds necessary for the expensive legal process of enforcing the covenants they way they should. Although the covenants are a legally binding part of your deed, without sufficient association funding, the burden of enforcement rest with each individual homeowner. Fortunately, most of the covenants have mirror parish laws which you can request the parish enforce. These are notated on the EIHOA "guide to the covenants" listed on our website.

# MAGNOLIA WATER COMPANY UPDATE

## Magnolia Water Utility Operating Company Eden Isle Community Update

**March 15, 2022–Update**

Dear Eden Isle Customer,

Magnolia Water is proud to continue pursuing our mission of providing safe, reliable, and environmentally responsible water and wastewater utility services to the communities served by the Eden Isles Water System (Eden Isles). We are writing to provide an update on our work to increase the quality and safety of your drinking water. As the chloramine disinfection system continues to be brought fully online, licensed operators will be monitoring water color throughout the distribution system and making adjustments as necessary. We will continue to provide updates as they become available.

If you have any questions about this notice, please do not hesitate to contact Customer Support at 1 855 6438152 or at support@magnoliawateruoc.com. Thank you for the opportunity to continue serving you and your community. We look forward to providing safe, reliable, and environmentally responsible water resources for generations to come.

**March 4, 2022- Update**

Dear Magnolia Water Customer,

Magnolia Water is proud to continue pursuing our mission of providing safe, reliable, and environmentally responsible water and wastewater utility services to the communities served by the Eden Isles Water System (Eden Isles). We are writing to provide an update on our work to increase the quality and safety of your drinking water. Drinking water that enters your home needs to be chemically treated to eliminate potentially harmful organisms and bacteria. In the past, Eden Isles' drinking water was disinfected with gaseous chlorine. However, Magnolia Water recognized that gaseous chlorine presents a serious potential threat to the safety of customers and onsite operators alike and changed this method of water treatment to a chloramine—also known as a “total chlorine”—system in January of 2022.

The decision to change the disinfection process at Eden Isles from a gaseous chlorine system to a total chlorine system was based on a few factors. First, a total chlorine system that utilizes chloramines as the disinfectant is able to maintain chlorine residuals over a longer period of time as compared to the previous gaseous chlorine disinfection system. This means that less chlorine is needed to achieve the same level of disinfection and water safety. Additionally, this means that the amount of chlorine and disinfection will be more evenly distributed throughout the distribution system, resulting in more consistent water quality across the different subdivisions and areas served by the Eden Isle system.

During this transition period you may notice your water is slightly discolored. This is due to the reaction of chloramine with other minerals in the water. As the chloramine-treated water cycles through the system, the color of the water should return to normal. Magnolia Water greatly appreciates your continued patience during this process as the chloramine disinfectant is fully distributed throughout the drinking water system.

We will continue to provide updates like this one as they become available. If you have any questions about this notice, please do not hesitate to contact Customer Support at 1-855-643- 8152 or at support@magnoliawateruoc.com. Thank you for the opportunity to continue serving you and your community. We look forward to providing safe, reliable, and environmentally responsible water resources for generations to come.

Sincerely,  
Magnolia Water Utility Operating Company



The link below will bring you directly to the updates from Magnolia Water:

<https://www.centralstateswaterresources.com/magnolia-water/magnolia-water-community-tariff-information/>

# ASAP

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# Upcoming Events

Eden Isles



## Eden Isles

MARK YOUR CALENDARS!

April

16

### ***Easter on the Island***

Come bring the family to take a picture with the Easter Bunny, decorate eggs, and participate in an egg hunt! There will also be food and other goodies!

May

15

### ***Crawfish Cook-Off***

Ready for some crawfish? Bring your friends and family to this delicious event! Contact Katie if you think your team could reign as the Crawfish Cook-Off Champions! HOA Member Admission - Free  
Non-member - \$20

July

3

### ***Stars, Stripes, & BBQ***

Bring the family for some fun in the sun! There will be BBQ, music, snowballs, games, and more!

October

29

### ***Family Fall Fest***

Come join in on some spooktacular fun! There will be a costume contest, movie, arts and crafts, games, food, and much more!

December

10

### ***Pelicans and Pearls***

The HOA is excited to announce the 1st annual Pelicans and Pearls formal party. Come enjoy great food, live music, and amazing company! Adult only event.

December

17

### ***Santa on the Island***

Santa has decided to come spend some time on the Island! Come bring the family to take a picture with Santa, watch the Polar Express, and drink some Hot Cocoa!

For detailed information: [WWW.EIHOA.ORG](http://WWW.EIHOA.ORG)

**St. Tammany Parish Sheriff's Office**  
**RANDY SMITH, Sheriff**  
PROFESSIONALISM • INTEGRITY • ACCOUNTABILITY • PUBLIC TRUST

Address: \_\_\_\_\_

Date: \_\_\_\_\_

Time: \_\_\_\_\_

On the above date and time, a deputy from the St. Tammany Parish Sheriff's Office attempted to contact the owner of the below listed vehicle.

For the following: Section 24-30 Parking for over 24 Hours within parish council districts (district 13): It shall be unlawful for any person or entity to park or abandon boats with trailers, trailers of any kind, motor homes and/or vehicles in excess of six feet in width for a period of over 24 hours. It shall be unlawful for any person or entity to park any vehicle in a roadway or parish right-of-way that hampers the flow of traffic or creates a traffic hazard whereby a moving vehicle must enter the oncoming traffic lane in order to pass; or in any way obstructs the vision of moving traffic or sight triangle of an intersection.

Deputy's Observation: \_\_\_\_\_

You are requested to contact Sergeant Patrick Casnave with the St. Tammany Parish Sheriff's Office at (985) 230-8399, on or before the \_\_\_\_\_

Failure to respond could result in: Parked or abandon boats with trailers, trailers of any kind, motor homes and/or vehicles in excess of six feet in width shall be removed from the street, highway, roadway or right-of-way by authorized personnel of the Sheriff's Office and stored where designated.

Deputy's Signature: \_\_\_\_\_

Radio Number: \_\_\_\_\_

Report / Event Number: \_\_\_\_\_

# SHORT TERM RENTALS (STR'S) ARE ILLEGAL IN EDEN ISLES!

As of February 1st, short-term rentals have been banned in single-family residential areas in St. Tammany Parish, including the Eden Isles subdivision. We have multiple houses in the area that have been operating as STR's, some privately owned, and some operating under the guise of a corporation. Although the new ordinance is currently in effect, some of these commercial businesses refuse to cease operations, and some of the owners have made mention that they do not plan to stop. It is up to the residents of our subdivision to stick together and make sure we put an end to the revolving door of neighbors who occupy these residences for a week at a time.

To help stop this illegal activity, we are asking all residents to please keep an eye on the following addresses listed below. If you do observe short term guests at any of these locations, please notify one of the Board Members immediately so that we can alert the proper authorities and stay on top of this issue that continues to threaten our neighborhood, safety, and property values. Additionally, if you know of any addresses in addition to this list, please let us know. We can accomplish more TOGETHER!

- |                             |                          |                            |
|-----------------------------|--------------------------|----------------------------|
| <b>320 Windward Passage</b> | <b>117 Rampage Loop</b>  | <b>111 Darcy</b>           |
| <b>111 Ondine Lane</b>      | <b>116 Blackfin Cove</b> | <b>450 Eden Isles Blvd</b> |
| <b>114 Rampage Loop</b>     | <b>112 Barbara Lane</b>  | <b>133 Weatherly Cove</b>  |

## SPRING GARAGE SALE

**SATURDAY, APRIL 30TH**

The HOA will distribute a Mylar balloon to be displayed in front of your home. Please go to EIHOA.ORG and fill out the form if you wish to participate!



Eden Isles is home to many business owners, and what better way to support our neighbors than to support their business? If you are a business owner, we will offer you a one line ad in each of our 4 newsletters (that is mailed out to over 900+ households).

**Step 1: Complete the dues form and send it in with your \$120 Eden Isles HOA dues payment for 2022.**

**Step 2: Send an email to Sarah Landry at [slandryeihoa@yahoo.com](mailto:slandryeihoa@yahoo.com) with your name, number and home address (to verify receipt of your dues payment) to let her know that you are interested and she will get the necessary information.**

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 Corner of I-10 & Old Spanish Trail 9

# "Your Estate Matters" Legal-ease

By Ronda M. Gabb, NP, JD, RFC



## Who handles your Family Finances?



Couples often share everyday chores. One person may take care of the "indoor chores," like cooking & cleaning, while the other person may do "outdoor chores," like mowing the lawn & raking the leaves. One person may purchase holiday & birthday gifts, while the other pays the bills & handles financial matters.

This "division of labor" is a great way to ease the burdens of life. However, it is also important that each person knows how to do all the chores, in case they need to take them on some day. If the "cook" is sick, the other person will need to step in until the cook is back on his or her feet.

What would happen if the person responsible for money matters died or suffered an incapacitating event? Let's look at a couple who had that experience.

Chris & Pat divided up the chores. Chris had responsibility for money matters. It worked well for them; Chris was good with money & Pat hated all the paperwork. However, when Chris had a stroke, became incapacitated & died unexpectedly at age 50, Pat did not know anything about their financial affairs. In addition to grieving the terrible loss, there was confusion & uncertainty about handling the finances. Pat didn't even know where to send the mortgage payment.

Teaching each other the skills involved in the other's chores is especially important in financial matters. It's important that both parties know

the basics. Both should be able to answer these 10 questions for your financial well-being:

- 1 Are the bills sent electronically? How are the bills paid, and from which account?
- 2 Are automatic money transfers set up?
- 3 Where are the checking, savings, and brokerage accounts invested?
- 4 What are the account numbers & passwords for online access?
- 5 Where are the health insurance & Long Term Care policies kept?
- 6 Is there any life insurance? If yes, can you locate the policies (and annual statements if there is cash value). Check to be sure there are both primary & contingent beneficiaries listed.
- 7 Do you each have financial & health care powers of attorney (and a Living Will)? If so, where are they kept? Powers of Attorney allow your appointed "agent" to manage your assets & health care in the event of your incapacity. Do they need to be updated & are there several levels of agents appointed?
- 8 Do you have a Will and/or Trust? Where are they located? Review them periodically.
- 9 Do you have a funeral plan in place and/or does someone know your wishes (e.g. do you wish to be buried, cremated, donated to a medical school)? You may need to have a legal document appointing someone to make these decisions..
- 10 Who are your trusted advisors (estate planning attorney, CPA, primary care physician, broker, and insurance agent), and how can they be contacted?

As you can see, there is much involved with the job of handling finances! An excellent way to keep all of this information & documentation in one convenient location is to create "The Binder" with tabs for assets, insurances, important contacts & documents. Besides Chris & Pat, their Executor in their Wills and their Agent under their Powers of Attorneys should be familiar with "The Binder," know where it is located & have access to that location.

The Binder should include copies of all real estate deeds, titles, & I recommend a copy of the last year-end statement (Dec 31st) of all bank & investment accounts, retirement accounts, insurances, mortgage statement, credit cards & other bills. Refresh all every January as you will be surprised how much changes in a year. Of course, The Binder should include copies of your estate planning documents (Last Will & Testament, Trusts, Powers of Attorney, Living Will, etc.) and it should indicate where the originals of these documents are stored. You can even create an "Ethical Will" with personal instructions to your family about how you would like your personal items distributed & where you wish to be buried (or your ashes scattered).

Be prepared when illness, incapacity, or death strikes. It is important to know where things are located & what must be done. Make sure you know the answers to the ten questions. Take a moment today to learn about the finances. You'll sleep better once you do.



See other articles and issues of interest!

**Ronda M. Gabb**  
& ASSOCIATES, LLC  
A LOUISIANA ESTATE PLANNING  
& ELDER LAW PRACTICE



Ronda M. Gabb is a Board Certified Estate Planning and Administration Specialist certified by the Louisiana Board of Legal Specialization. She is a member of the American Academy of Estate Planning Attorneys, National Academy of Elder Law Attorneys and the Governor's Elder Law Task Force. Ronda grew up in New Orleans East and first moved to Slidell in 1988, and now resides in Clipper Estates.

40 Louis Prima Drive (off Hwy 190, behind Copeland's) • Covington, Louisiana • (985) 892-0942 • RondaMGabb.com

# President's Message

Greetings to all and a big "HELLO" to all my fellow Eden Isles family, friends, and neighbors.

As your EIHOA president and a 22-year resident, I hope you and yours are as excited as I am to enjoy all that 2022 spring and summer has in store for us and our island paradise. This year will be packed full of festivals, yard sales, community events, and FUN.

Over the years, I have learned that we are a very diverse community. Yet, we continue to share the same concerns for our neighborhood. Some of these concerns are beyond the realm of the HOA while others continue to be a work in progress. Volunteering to serve your community is a labor of love, and while we try to keep it fun, it can be time-consuming. So, every chance you get, please let your EIHOA Board members & our neighborhood volunteers know that you appreciate all they do to not only maintain but to enhance our quality of life.

Eden Isles is an exclusive single family residential community ideally located on the northeast shore of Lake Pontchartrain providing a mostly traffic free 25-minute commute to New Orleans, or to the Mississippi Gulf Coast. With only two bridges connecting Eden Isles with the outside world our unique location allows us the opportunity to maintain a safe, private, and peaceful lifestyle in the midst of a vibrant culturally rich urban area with all the amenities of a big city living. Our island paradise is surrounded by deep waterways with unrestricted access to Lake Pontchartrain, the Gulf of Mexico, and the world. But as residents of this unique "Island Paradise", we must keep in mind that it takes hours and hours of hard work from our EIHOA board members, street captains, appointed officials, and neighbor volunteers to maintain this quality of life that we ALL enjoy. On your behalf, they lobby for state recognition and funding, legislation for levee and flood protection, maintain neighborhood security, and strive to maintain our property value through activism and community service. Oh yeah, we also maintain the grass in the common areas. So please remember, if you are not an EIHOA member and/or during your part as a volunteer, and/or showing up to community events to show your community support, then you are living off the backs and hard labor of your fellow neighbors that DO. I urge you to be a part of the solution and not the OTHER.

Together we can do so much more...

Lastly, I would like to encourage everyone to attend our EIHOA General Membership Meetings. Especially if you are new to the community. You will get to meet your neighbors and listen to neighborhood specific informational speakers. Don't forget to arrive a little early to enjoy the refreshments provided by our meeting sponsor(s). Go to [EIHOA.org](http://EIHOA.org) for a schedule of events and more information.

**Together we are BETTER,**

Mike A. Small  
EIHOA President

**To all of our HOA members:  
WE APPRECIATE YOU!**

**Eden Isles Homeowner's Association**  
P.O.Box 2746  
Slidell, LA 70459

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# Neighborhood FAQ's

- ⇒ No fence or wall shall be constructed or altered or allowed to remain on any lot in front of the minimum building setback line, unless approved by the Eden Isles Architectural Committee.
- ⇒ No trucks, trailers, automobiles, or other commercial vehicles bearing advertisements shall be parked or stored on residential property or on streets or roadways, except when making deliveries, except that if such vehicle is kept within a garage or fenced or screened service yard out of sight of public areas it may be permitted. No trucks, trailers, campers, vessels or other vehicles nor any private automobiles in non-operative condition shall be parked or left on any lot or any public street for a period in excess of 48 hours, except that if such vehicle or trailer or vessel is kept within a garage or fenced or screened service yard out of sight of public areas it may be permitted. Overnight parking on public streets will not be permitted. Sufficient off-street parking shall be provided by purchasers for residents and visitors or employees.
- ⇒ Trash and garbage receptacles shall be covered at all times, except during collection or disposal, and maintained in a sanitary condition. All trash and garbage receptacles and any on-site disposal shall be screened from view of public streets, canals or neighbors.
- ⇒ No livestock or poultry shall be kept on the premises.
- ⇒ No temporary house, trailer, house-trailer, tent, garage, shack, barn, truck or any temporary structure shall be used as a residence or commercial place of business on any lot at any time, either temporarily or permanently.
- ⇒ No advertising signs, billboards, unsightly objects or nuisances shall be erected, placed or permitted to remain on any lot.
- ⇒ For the purpose of keeping the subdivision in an orderly condition at all times, each lot owner shall maintain his lot in a presentable condition, keeping the grass and overgrowth trimmed neatly. No unsightly boxes, cans, rags or other debris shall be stored or kept or allowed to accumulate on the property within view of other lot owners and the community in general.
- ⇒ Boat docks may be constructed, but may only extend 12 feet into the rear easement provided for the canal or 5 feet for those lots bounded by lakes.
- ⇒ Short Term Rentals are AGAINST local ordinances and are therefore illegal in Eden Isles.
- ⇒ The HOA is not a proponent of short-term rentals and discourages them in the neighborhood. However, at the current time, there is no official ordinance that governs short-term rentals in Eden Isles. We just ask that you screen your renters and be mindful and respectful of your neighbors and the neighborhood.