



Westminster Pine Park Newsletter

October 2017

From the President

Please do your part to keep our area in good condition. If you notice a pothole, damaged street sign, sinkhole, or drainage or sewer problem, call 311 or submit a service request online at brgov.com. Save the service request number and be persistent. If you submit the request online, you will receive an email confirmation. You also may use the mobile "RedStick311" app. If you are at the location of the problem, the app identifies the address, and you can submit pictures. According to an article in the newspaper, potholes are handled in the order in which reported. So please report potholes and other issues as soon as you notice them. Do not assume someone else has submitted the request!

If you need assistance from our councilman, Matt Watson, you may reach him and his two assistants (Jonathan Tittlebaum and Adrian Smith) by email at council-dist11@brgov.com or by phone 225-389-5169. When you submit a request to Matt's office, include (1) a description of the issue; (2) a picture of the problem, if possible; (3) the nearest address to the problem; and (4) the service request number (if already submitted).

If a street light is out or has damage, report the problem to Entergy (not DPW), using the online Entergy street light repair form. (Google those terms, and you'll find the form.) If you see a tree or branch that looks dangerously close to a power line (and the power line runs from a pole to another pole), call 1-800-368-3749 (1-800-ENTERGY). If you have a water leak emergency in your yard, call the B.R. Water Company at 225-925-2011 and follow the prompts for reporting water leak emergencies. Thanks for doing your part to keep Pine Park and Westminster Place in good shape!

Janis Kile, President, 933-8673 (cell), janiskile@cox.net

Board members needed: One of our current civic association board members is moving, and two others resigned for other reasons. We are grateful that Paula Kemp agreed to serve again, and she was elected by the board as a replacement (pursuant to our by-laws). Please consider how YOU might serve your community. Contact any board member if you are interested in serving on the board or otherwise becoming involved in civic association activities.

Rezoning Requests: If someone wants to rezone property, the city-parish Planning Commission is required to post a yellow sign on the property. They also mail notices to all owners of land within 150 feet of the boundaries of the property at issue. These notices must go out at least 15 days before the scheduled hearing. If you receive a notice applicable to a rezoning request or notice a yellow rezoning sign, please notify the civic association. We need to pay special attention to properties on Jefferson Hwy between Wards Creek and Bluebonnet.

Civic Association Calendar:

Halloween decoration judging, Oct. 29
Christmas decoration judging, Dec. 15
Luminary sale Dec 16 (10 am - 2 pm) & Dec 17 (1 - 3 pm)
Pictures with Santa (free), Dec. 17 (afternoon)
Luminary display, Dec. 17 (6 - 8 p.m.)
Annual meeting, Jan. 22, 2018 (7 p.m. tentative)

Garbage Collection: We have one boulevard (Chelsea in the first block off Jefferson Hwy) and three Circles (Claus, Downing, and North Maiden). The city-parish has the right of way for the median and circles. If you live in these areas, please do not put any of your trash on the circles or on the Chelsea median. Your trash should be placed in your OWN yard for collection, following the rules established by the city-parish. Garbage and recycling carts should be placed at least three feet from mailboxes, utility poles, fire hydrants, and trees. Cart lids must be closed; overflowing carts might not be collected. Bulky trash, such as old furniture, mattresses, lumber, etc., should be placed in the unbundled trash pile for once-weekly collection (on Thursdays). Tree debris and limbs and bagged leaves also are collected on Thursdays. (If a tree service does work for you, they are required by law to take all debris and limbs with them. Construction contractors also are not allowed to leave their trash in your yard.) If possible, avoid setting out bulky trash earlier than the night before. Some types of trash need a certain type of vehicle for collection. To avoid delay in having an item collected, call 311 if you are setting out large items. If you need an extra cart, you may purchase one from the city-parish. Call 311 to request a cart or to report missed garbage, trash, or recycling collections. You also may use the RedStick311 mobile app.

WPP Crime Prevention & Neighborhood Improvement District

One of the benefits of an active neighborhood/civic association and also, a crime prevention district, is the sense of community they help build. We are all a part of a larger "family" that has many common goals: safety, protecting property values, a voice in city government and interaction with neighbors. But do not discount the power of one.

This brings me to crime prevention in our own homes. While no one has been arrested in the car burglaries, a video camera did capture a man walking along Fleet Drive pulling door handles. He eventually came upon an open car door and took his time going through the car and taking items. We all make mistakes. I can't tell you how many times I get out of my car thinking I will lock it after my next errand and then end up not leaving again. As much as we hate to think about it, there is a huge incidence of car burglaries all over this city - whether crime prevention district or not. We have to be more diligent in combating these crimes. Once successful, they come back.

The holidays are approaching fast...it is time to prepare. I mentioned in the last newsletter that anyone who felt like they needed input on their security could contact me and we could have a deputy make suggestions regarding your home.

- Lock your doors with quality locks/deadbolts
- Use your alarm systems every time you exit
- Lock your cars, storerooms and sheds
- Don't keep bikes/lawn equipment, etc. in view on carports
- Take a hard look at landscaping for overgrown bushes, which provide hiding places.
- Keep an eye out for anything that doesn't seem right
- Call 389-5000 if you see anything suspicious.
- PLEASE CALL THE SHERIFF FIRST AND THE PHONE TREE SECOND ANYTIME YOU HAVE A SECURITY INCIDENT.

DAWNETTE SHELTON 923-1259

Solicitations

Westminster Place and Pine Park are properly designated as no solicitation neighborhoods. "No solicitation" signs are posted at each entrance. If a solicitor comes to your door, please tell them soliciting is not allowed in our two subdivisions and that violation of the ordinance is a criminal matter. You then should call the sheriff's office at 389-5000. It is important for ALL of us to do this. If you engage with these solicitors, they will come back. The decision to become a no solicitation neighborhood was in part an effort to reduce crime, as some burglars will pose as solicitors. The pertinent city-parish ordinance is 12:200-12:202. Violation of the ordinance is punishable by a fine of not more than \$500, or confinement in jail for not more than 60 days, or both. Additionally, the solicitor's "peddlers permit" will be revoked for two years for each violation. The prohibition against solicitors does not apply to "[r]eligious, political, or charitable solicitation." Ordinance 12:200(a)(1). We contacted officials with AT&T about recent solicitations by people selling their products, and we have been assured they will no longer solicit in W-PP. If an AT&T solicitor comes to your door, in addition to calling the sheriff's office, please also call Janis Kile (933-8673).

Servitudes

What is a servitude? A servitude is defined as a right by which a piece of land owned by one person is subject to a specified use or enjoyment by another person, agency, or utility company.

What are some of the servitudes in our two subdivisions? Utilities (Entergy, AT&T, Cox); Drainage, Storm Water, and Sewer (city-parish).

Who owns the property that is subject to a servitude? YOU do! The property owner is the owner of the property despite the existence of the servitude, and the property owner has the obligation to mow and otherwise maintain the area. If you are next to a large drainage ditch, it is possible you own the property to the center of the ditch but the city-parish drainage department might have assumed responsibility for maintaining the ditch. There is confusion related to Wards Creek. In some instances, developers failed to transfer ownership of the Creek to the city-parish. Does anyone know if the developer of Westminster Place owned any portions of the Creek and, if so, did he transfer ownership to the city-parish? The question is important because the city-parish is not allowed to use public funds to maintain property it does not own.

How do I determine what servitudes are on my property? Check any maps you received when you purchased your house. Servitudes also are indicated on the subdivision map that is on file with the clerk of court. A title examination might be required to determine the servitudes on your property. If you bought title insurance, check the documents provided by that company as a properly-prepared title insurance document should list the exceptions and servitudes.

Will my servitude be the same as my neighbor? No! For example, if you have a utility box in your yard, the size of the utility servitude might be larger in your yard than in your neighbor's yard.

What should I do before digging in my yard? Use Louisiana One Call, and use the online form at laonecall.com or call 811 (or 1-800-272-3020). It is a free service, designed to help you dig safely. Within two work days, someone will come to your yard to mark nearby underground facilities and utility lines. You then should dig with care when near the markings. (Note: Sewer and storm water lines will not be marked by Louisiana One Call.)

What should I do before putting in a swimming pool, deck, fence, or similar structure? If you do anything that will encroach upon a servitude, you must obtain permission from the agency having control of the particular servitude. Issuance of a building permit may be delayed until the encroachment process has been completed. For questions regarding residential encroachments, call (225) 389-3226. If a utility wants access to use its servitude, you may be required to move your fence (at your cost). Be careful about putting any expensive landscaping in a servitude area.

May I build on a servitude? No part of a building shall be built upon or overhang any part of the servitude.

Janis Kile prepared this article with the assistance of the Office of the Parish Attorney.

Phone Tree

If you want to receive reports of crimes, lost/found pets, and important announcements, be sure your phone number is registered to receive our phone tree broadcasts. Please give Susan the pertinent information so other neighbors may be notified. To register for the service or to submit information for the phone tree contact Susan at 225-978-7136 (cell, preferred), sm752@bellsouth.net, or 225-248-0889 (home). If you are unable to reach Susan two other board members are able to access the system: Janis Kile (225-933-8673) and John Pray.

Replay line: When you receive a call from our phone tree, the call will be identified as coming from 877-565-8456. Your phone company might incorrectly be giving that toll-free number the name of some business. If you call that number from a phone that is registered in our system within 10 days you will hear a replay of the most recent message.

We limit use of the phone tree to reports of crimes, emergencies, lost animals, found pets (if the person who has found the pet is willing to keep the animal in their possession for a period of time), and important civic association events and announcements. The phone tree may not be used for political messages or to sell services or items.

If you move or otherwise decide you no longer want to receive the voice broadcasts, please ask Susan to remove your number(s) from the system. You also may "opt out" by pressing the appropriate button at the conclusion of the broadcast.

Sewer Project Update

According to the program manager, Patrick Michaels, as of September 18th, all of the pipeline work is finished in our neighborhood. There were unexpected delays due to underground utilities that were not where they expected and coordinating the work with Entergy was challenging, in large part due to last August's flooding and the subsequent backlog of work to be completed. The work on the new curbs and gutters is almost done and the asphalt contractor for the new street says they will begin work by mid-October.

Patrick reminds us that after they have left our neighborhood, the contractor is under a 1 year warranty period before repair responsibilities fall back to our City-Parish. It will be important for us, as residents, to be aware of defects in workmanship and report them to the program management company.

Again, the critical information to make a report is: Airline Hwy. Pipeline Project (Group B) / Project # 10-GS-MS-007B / 225-588-5678 or email: help@BRprojects.com.

New Neighbors

Welcome to the following people that have moved into the neighborhood since the last newsletter:

Rod & Julie Dreher - 9237 Baker Dr.
Paul & Kate Ledoux - 8956 Norfolk Dr.
Hona & Zach Martin - 3714 Pine Park Dr.
Hana Mousa - 8698 Norfolk Dr.

Our new neighbor packet includes a plethora of useful information. If you are new to W/PP and have not received a visit please contact Susan at 225-978-7136.

Halloween Decoration Contest

It's that time of the year again: Halloween decoration contest time! Skeletons in the grass, graveyards on the front lawn, witches hanging from the trees and spiders crawling on the driveways. Let your creativity out and decorate your yard for our contest. Judges will be driving around the evening of Sunday, October 29.

Luminary Display

The annual Westminster/Pine Park luminary celebration is scheduled for Sunday, December 17 from 6:00 pm to 8:00 pm. Supplies will be available at the pool Saturday, December 16 from 10:00 am to 2:00 pm and Sunday, December 17 from 1:00 to 3:00. Any money raised over expenses funds projects that do not fit within the scope of the crime prevention and neighborhood improvement district or that do not fit within the CPD budget for the year. Hot chocolate stands will be set up at several locations in the neighborhood, and Santa will be riding around.

Neighborhood Etiquette

Do not blow grass into the street. (The clippings affect drainage).

Help maintain property values by edging the sidewalk and curb.

Keep trees and shrubs next to sidewalks trimmed.

Remove debris and mud from sidewalks.

Don't leave your dog's poop in someone's yard.

Make sure your pets have tags with current contact information.

Do not put signs about lost pets, garage sales, etc., on stop signs or light poles.

Take down garage sale signs after sale is over.

Pick up newspapers and trash in your yard.

Yards of the Month

May - Rhodes Residence - 3913 Blecker Dr.

June - Kramer Residence - 4415 Fleet Dr.

July - Black Residence - 4240 Pine Ridge Dr.

Aug - Grand Residence - 4220 Pine Ridge Dr.

Sept - Pray Residence - 4412 Blecker Dr.

Congratulations to the YOM winners, and thank you for making our neighborhood a nice-looking one.

We all appreciate it.

Westminster/Pine Park Civic Assn.
4220 N. Maiden Drive
Baton Rouge, LA 70809



Be sure to LIKE us on Facebook. Search for Westminster Pine Park.

Check out our website for zoning restrictions and other info: www.w-pp.org

Parking regulations: Available at <https://www.municode.com/library/la> under Baton Rouge Title 11 Chapter 28.

Here are some highlights:

Vehicles must be parked in the direction of traffic within 18 inches of the curb.

Vehicles cannot be parked on the street for more than 9 consecutive hours.

Vehicles cannot be parked on the sidewalk or the grass between the house and street.

Vehicle can't block mailbox or driveway.

Please contact Janis Kile at 933-8673 for a W/PP sticker for your car to help the sheriff identify non-neighborhood cars.

WPP Civic Association Board

Executive Officers

Janis Kile (President/Crime Prev. District Rep.)	933-8673
Jani Gage (Vice President)	978-0039
Steve Foster (Secretary)	930-9377
Steve Long (Treasurer/Crime Prev. District Rep.)	445-2437

Members/Committee Responsibilities

Mike Herschman (Public Works)	931-2100
John Pray (Beautification)	933-9253
Susan Simoneaux (Phone Tree/Welcome)	248-0889
Rick Martin (Newsletter/Social/Fundraising)	924-5680
Paula Kemp	413-0500

**Have a question or comment?
We'd love to hear from you.
E-mail us at board@w-pp.org.**