

# Lake Sherwood Acres

## News & Views



**2024 BUDGET EDITION**

### SLA President's Message by Doug Pacas

Hello neighbors!

Can you believe another year is drawing to a close? The weeks and months seem to be flying by at breakneck speed. It is important to take a moment to pause, look back at the past year, celebrate some successes, and work toward solutions for the upcoming year.

Over the past year, your HOA was able to accomplish the goals set forth in the 2024 budget, as well as give attention to some additional maintenance work in the area of grounds. As we look forward to 2025, we have more priorities that are in need of attention. While not every initiative can be tackled at once, the preliminary 2025 budget dedicates additional resources to these particular issues:



1. A project (funded at \$6,175) to help de-silt shallow fingers in our lake (last performed in 2021, and now additional work is needed)
2. Modernization of dues collections/recording and accounting processes, including producing electronic and paper resident dues invoices, and payment of dues by Zelle, credit card and check
3. Selection/funding of a new cloud-based website solution that can be used by both the HOA and the club;
4. Funding the club's reserve study escrow at a higher amount than the annualized calculation in order to improve its balance moving forward

\$7,000 escrowed to the club's project account, to begin accumulating funds to put toward solving some of the bigger issues we are facing there, like the bathrooms

The cost of these efforts, when added to our regular year-to-year expenses, will result in a proposed dues increase for 2025. While there are even more initiatives and improvements continuing to be explored and in need of attention, every effort has been made to keep this 2025 budget contained (and the subsequent increase in dues palatable to us residents).

On Tuesday, December 10 at 6 PM, you are invited to attend our Lake Sherwood Acres Budget Forum at the clubhouse. This is our "numbers session" where we plan to go over the complete budgets and projects for both our HOA and the club, and our projected dues for the upcoming year. Mark your calendars and bring your questions! Let's discuss the past year and our plans going forward. We want to hear from you!

In closing, every effort performed on behalf of the HOA and our club begins with volunteers. These are just normal, fellow residents who put feet to our mission. They perform the work that is needed, while mostly staying in the background. Without them, where would we be? You'll see the HOA and club board members listed in this newsletter. Please take a moment to give them a pat on the back, or text/call them in appreciation. And, if you are interested in deepening your involvement and experience the joy of serving, please reach out. We would love to talk with you!

## Sherwood Lake Association Preliminary 2025 Budget

SLA OPERATIONS		2024 Budget	2024 Projected	Favorable (Unfav)	2025 Prelim
<b>Income</b>	Operating Assessment (Dues)	\$57,000	\$55,962	(\$1,038)	\$72,200
	Projects Assessment (Dues)	\$0	\$0	\$0	\$0
	Security Assessment (Dues)	\$26,918	\$26,746	(\$172)	\$27,544
	LS Village Dues	\$1,440	\$1,440	\$0	\$1,668
	Other Income	\$312	\$2,094	\$1,782	\$312
	Security Reserve Contribution	\$5,482	\$5,482	\$0	\$4,856
	Operational Reserve Contribution	\$0	\$0	\$0	\$0
	<b>Total Income</b>	\$91,152	\$91,724	\$572	\$106,580
<b>Expenses</b>	Administration	\$26,333	\$23,964	\$2,369	\$34,666
	Grounds	\$22,864	\$29,944	(\$7,080)	\$23,628
	Lake	\$8,130	\$5,665	\$2,465	\$8,286
	Security	\$32,400	\$28,650	\$3,750	\$32,400
	Projects (See detail below)	\$0	\$0	\$0	\$6,175
	Contribution to Reserve Fund	\$1,425	\$1,425	\$0	\$1,425
	<b>Total Expenses</b>	\$91,152	\$89,648	\$1,504	\$106,580
	<b>Surplus/(Deficit) - Includes Projects</b>	\$0	\$2,076	\$2,076	\$0

SLA SPECIAL PROJECTS		2024 Budget	2024 Projected	Favorable (Unfav)	2025 Prelim
	<b>Total Special Projects</b>	\$0	\$0	\$0	\$6,175

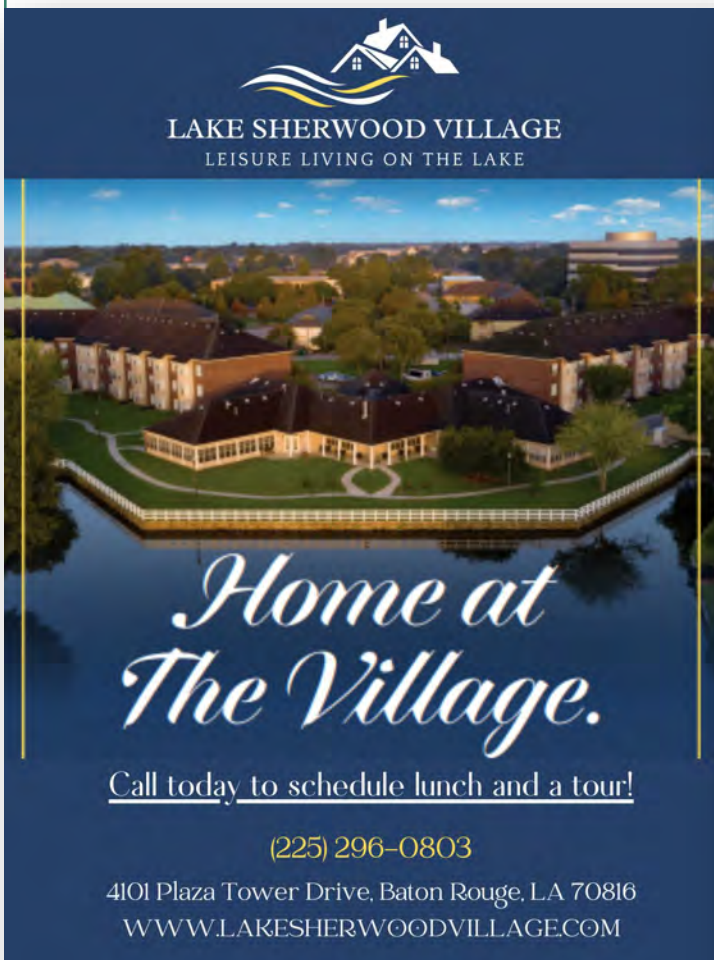
### SLA Net Worth (as of October 31, 2024)

<b>ASSETS</b>	For SLA	Checking Account	\$23,351.07	
		Emergency Reserve	\$33,223.73	
		Reserve Study Fund	\$12,885.71	
		Operations Reserve	\$11,351.54	
		Security (1:1)	\$2,271.43	
				\$83,083.48
	Held for LSCA	Operating Reserve	\$62.90	
		Project Fund Reserve	\$4,731.33	
		Reserve Study Fund **	\$32,757.13	
				\$37,551.36
<b>TOTAL ASSETS</b>				\$120,634.84
<b>LIABILITIES</b>			\$37,551.36	
<b>TOTAL LIABILITIES</b>				\$37,551.39
<b>NET WORTH</b>				\$83,083.48

Visit your website [www.lakesherwoodacres.com](http://www.lakesherwoodacres.com)

## SLA Board Members

	Phone	Committee Assignments (Underline designates chair)	Email
<b>President</b>			
Doug Pacas (Debbie)	225-755-0526-Home 225-268-5872-Cell	Club Liaison <u>Nominating</u>	doug@pacasteam.com
<b>Secretary</b>			
Jennifer St. Cyr (Scott)	225-802-3408		jen@stcyr.cc
<b>Treasurer</b>			
Shannon Long (Patrick)	225-588-8760-Cell	<u>Finance</u>	slong@presonus.com
<b>Directors</b>			
Jim Cazes (Grace)	225-229-5971-Cell	<u>Security, &amp; Lake</u>	jim.cazes@gmail.com
Bryan St Germain (Lori)	225-939-3528	<u>Finance</u>	bryanstgermain@cox.net
George Holder (Leigh)	225-572-0345	<u>Communication</u>	gfholder@yahoo.com
Kayla Pollet (Mark)	979-229-3784	<u>Grounds</u>	pollet.kayla@gmail.com
Ray Smith (Caroline)	225-241-3378	<u>Lake</u>	smith5388@bellsouth.net
Ryan Williams (Sara)	225-773-4009	<u>Council</u>	ryan_williams1@me.com



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**Latter & Blum**  
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225 292-1000  
Mobile: 225 405-2711  
Email: [emeroney@latterblum.com](mailto:emeroney@latterblum.com)  
Website: [elainemeroney.latter-blum.com](http://elainemeroney.latter-blum.com)

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## Lake Lawrence Traffic Calming Effort by Bryan St. Germain



On October 10, Jim Cazes and I met with Fred Raiford, and Todd Sumral of the East Baton Rouge parish department of transportation and drainage. We heard of traffic cutting through Lake Sherwood via Lake Lawrence and South Lake Sherwood to avoid the Coursey Sherwood intersection during peak traffic hours. Fred and Todd explained to us the process that we would have to go through to get speed humps or bumps installed to slow traffic down. The multi-step process to get the city to install these is a time consuming process which has certain steps that need to be met to get the humps installed.

The first step you may have noticed has already taken place. There was a counter put down on Lake Lawrence for approx. 2 weeks to count the actual number of cars that are cutting through our neighborhood. We are currently waiting on the response from city parish officials on that count and speed. Our next step if we meet the minimum criteria would be to have a petition signed by 65% of residents in the area. Once we get the petition signed, the next step would be to get the funding through the city/parish to install.

## Security Update by Jim Cazes

THANKS FOR LOCKING YOUR VEHICLES AND SECURING YOUR PROPERTY.

It is a wonderful time of year. A time to give thanks, especially for the little things. With the Holiday Season upon us once again, the number of packages delivered to your doorstep will increase. Each year we hear and see the stories of "Porch Pirates". (Those thieves who like to help themselves to your packages from your front entrance after being delivered) If possible, have a planter or something near your front door where delivery drivers can leave packages behind them instead of being left in open sight.

I would encourage each of you that do not have a monitored security system to investigate getting one and using it even if you are at home. We have not had a successful robbery attempt to any home that was actively monitored in the past several years.

### Get To Know Our Officers

Below are photos and a short biography on each of our current officers.

These officers mean a lot to our Security Program and take a personal interest in the well-being of our neighborhood.

Feel free to chat with them when you see them.



Sgt. Jarod Averette



Cpl. Curtis Wilson



Cpl. John Shirley



Cpl. Timothy Wilkinson

**Sgt. Jarod Averette** BRPD veteran for 19 years, who rejoined our security team last year.

**Cpl. Curtis Wilson** is the latest to join our Security Team he is a 12 year veteran of the BRPD.

**Cpl. John Shirley is our Team Leader.** He was born and raised in Baton Rouge and has been with the BRPD since 2007. He serves in the District 3 Uniform Patrol Division.

**Cpl. Wilkinson** is a 12 year veteran of the EBR Police Dept. He is assigned to Uniform Patrol. He grew up and is currently living in Central. Timothy graduated from Southeastern University in 2013 with a Bachelors Degree in Political Science.

## Grounds Update by Kayla Pollet



There has been a lot of activity on our grounds over the past few months! Bear with me as I explain all that it has entailed:

1. All of the brick entrances were pressure washed last month and they look fantastic. **Cajun Softwash** did a wonderful job of freshening up the archways, entrance structures, and flower beds that lead into our neighborhood.
2. Over the past few years, and most noticeably after last year's drought, most of the plants in the flower boxes bordering our entrances at Plaza Tower Dr. had died. **Wells Landscaping** worked with us to clear and remove the dead plants, shrubs and trees before the boxes were power washed. This is a big step! Early next year we will work on adding new plants back into the planters to revitalize our entryways. Thank you for your patience on this ongoing project!
3. It was pointed out that multiple trees in our easements and cul de sacs have died. A drive around the neighborhood found 6 completely dead trees within Lake Sherwood Acres. With a simple reporting app via RedStick 311, the trees were identified and completely removed by the city. What a win for the neighborhood!
4. BR Water requires that all of our landscape irrigation systems have installed and functioning backflow valves. We are happy to report that our 2 irrigation meters and their backflow valves have passed inspection.
5. The tree lighting conduits to the trees in the North entrance were falling off of the trees, as most of the brackets had broken. These have been replaced to protect the nighttime tree lighting at our north entrance.



Multiple potholes have been filled over the past few months. This is another instance where RedStick 311 has been useful.

As a reminder, the RedStick 311 app is a wonderful tool that any resident can use to notify the City of Baton Rouge of issues that need addressing. Important neighborhood items such as potholes, streetlight outages, dead trees and curb repair are all issues that can be reported to put our tax dollars to appropriate use. All residents of EBR have access to this tool, which has been helpful in maintaining our roads and easements.





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## Recent LSA Dues History and Preliminary 2022

		2020	2021	2022	2023	2024	2025
232 Off-Lake Assessments		Actual	Actual	Actual	Actual	Actual	Prelim
<b>SLA</b>	Operations	\$71	\$71	\$89	\$110	\$120	\$139
	Projects	\$0	\$0	\$0	\$0	\$0	\$13
	Security	\$98	\$96	\$97	\$90	\$86	\$88
<b>LSCA</b>	Operations	\$158	\$158	\$158	\$158	\$177	\$177
	Projects	\$86	\$45	\$85	\$102	\$102	\$102
<b>Total Off-Lake Lot Dues</b>		<b>\$410</b>	<b>\$370</b>	<b>\$429</b>	<b>\$462</b>	<b>\$485</b>	<b>\$519</b>
<b>81-Lake Assessments</b>							
<b>SLA</b>	Operations	\$204	\$213	\$267	\$336	\$360	\$417
	Projects	\$0	\$0	\$0	\$0	\$0	\$39
	Security	\$98	\$96	\$97	\$90	\$86	\$88
<b>LSCA</b>	Operations	\$158	\$158	\$158	\$158	\$177	\$177
	Projects	\$86	\$45	\$85	\$102	\$102	\$102
<b>Total Lake Lot Dues</b>		<b>\$586</b>	<b>\$512</b>	<b>\$607</b>	<b>\$686</b>	<b>\$725</b>	<b>\$823</b>

## Resident Report

Please join us in welcoming the following new resident to Lake Sherwood

Lot #	First Name	Last Name	Date Arrived	Address
126	Emma Yang	Jimmy Truong	November 2024	12305 Lake La Dare Avenue



### A Reminder From Your Security Team

*Don't tempt this thief.....*

*Do your part and lock your stuff.*

*Make it difficult for criminals to succeed in our neighborhood.*



## Communicating With Our Residents by Doug Pacas



As our HOA looks for ways to automate its processes, having accurate email addresses on-file for its residents becomes even more critical. If you are not getting updates from us on upcoming Club events, resident gatherings, announcements and alerts, there's a chance we don't have your most up-to-date info. If there's a doubt, please drop an email to [info@lakesherwoodacres.com](mailto:info@lakesherwoodacres.com) with your name and home address. We'll make sure our files are refreshed, so we can stay in touch!

### Don't forget the annual meeting on January 28, 2025 to elect your directors and vote on the proposed dues.

As you can see from the graphic below, Residents have been great about supporting our plans for Lake Sherwood, but their attendance at the Annual Meeting has varied from year to year. This is not a small



concern. Our Bylaws require that we have 30% of both Lake and Off-Lake residents to count as a quorum. Failing this criteria would require a complete rescheduling of the meeting, including the 30-day notice and collection of ballots.

Historical Results	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
% Favorable for assessment	94%	95%	98%	96%	97%	94%	97%	93%	98%	94%	94%	94%
% Voter turnout	41%	36%	39%	39%	40%	37%	37%	35%	35%	36%	33%	37%



**Kelly York-Lastrapes, CRPC®**  
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## Club President's Message by Bonnie Kersch

As we wrap up another fantastic year, we want to take a moment to reflect on the incredible community events we've enjoyed together. From the delightful Easter Egg Hunt to our heartwarming Mother's Day Social, spirited Line Dancing classes, Fun Fridays at the pool, and the spooktacular Halloween celebration, each event was a spectacular success. These memories remind us of what makes our neighborhood so special—our wonderful residents!



Looking ahead, we are thrilled to invite you to our **Breakfast with Santa** event on **Saturday, December 7th, from 9:00 AM to 11:00 AM**. Bring your kids and grandkids to enjoy a morning filled with crafts, pancakes, and a visit with Santa and Mrs. Claus. It's an event you won't want to miss!

We are also seeking **new members for the Lake Sherwood Club Association (LSCA) board** for next year. If you're interested in helping shape the future of our pool and clubhouse including helping to plan neighborhood events, please reach out to me at **225-572-8868** to get your name on the ballot. Joining the board is a wonderful way to give back to our community and help continue the progress we've made.

Speaking of progress, our neighborhood has seen some exciting updates in recent years! From a pool update two years ago to new swim team equipment, a brand-new roof last year, and various minor fixes, we're continually improving our shared spaces. We're especially excited about the upcoming **bathroom renovation project** to make our facilities ADA-compliant and to address the summer moisture issue. These updates are vital to maintaining and enhancing our neighborhood amenities.

To make these improvements possible, we encourage all residents to **approve the budget** and join us at the **Budget Meeting**, where we'll present plans for the bathrooms and discuss suggestions and associated costs for the tennis courts. Your input is essential to our shared vision for the community.

Thank you for making Lake Sherwood Acres such a wonderful place to live and play. We can't wait to see you at Breakfast with Santa and at the Budget Meeting. Together, let's make 2025 another incredible year for our neighborhood!

*Bonnie*

## 2024 LSCA Board of Directors

Officers	Name	Phone	Committees	Email
President	Bonnie Kersch	225-572-8868	Pool Oversight, Bylaws	bkersch@wayfair.com
Vice President	Bradford Smith	337-704-1633	Pool Oversight Social, Bylaws,	bradfordsmith@gmail.com
Treasurer	Kyle Whitfield	504-228-9078	Pool Oversight, Paid Marketing, Outside Membership,	whitfield.kyle@gmail.com
Secretary	Heather Jefferson	573-344-3281	Social, Bylaws	hellisjeff@gmail.com
Director	Jillian Sellars	985-233-0082	Bylaws, Maint, Grounds, Social	jsellars@stlukesbrschool.org
Director	Loyce Smith	225-978-1046	Social Activities, Rentals, Maint,	rentals@lakesherwoodclub.com
Director	Martha Wheeler	225-205-5066	Social Activities	marthalee37@bellsouth.net
SLA Rep	Doug Pacas	225-268-5872	Liaison to SLA	doug@pacasteam.com



# Lake Sherwood Club Association Preliminary 2025 Budget

Category	2024 Budget	2024 EOY projected	Variance Budget vrs Projected	2025 budget	Variance 2024 total vs 2025 budget
<b>Expenses</b>					
Insurance	\$14,631.00	\$15,000.00	(\$369.00)	\$16,100.00	(\$1,100.00)
Maintenance and repair	\$11,000.00	\$14,000.00	(\$3,000.00)	\$12,500.00	\$1,500.00
Payroll	\$20,000.00	\$22,200.00	(\$2,200.00)	\$23,000.00	(\$800.00)
Sponsored Events	\$3,500.00	\$3,500.00	\$0.00	\$3,500.00	\$0.00
Chemical supplies	\$9,645.00	\$13,233.00	(\$3,588.00)	\$13,500.00	(\$267.00)
General supplies	\$6,800.00	\$6,000.00	\$800.00	\$5,151.00	\$849.00
Taxes	\$5,000.00	\$7,500.00	(\$2,500.00)	\$5,000.00	\$2,500.00
SELA pool cleaning	\$5,000.00	\$5,000.00	\$0.00	\$5,000.00	\$0.00
<b>Utilities</b>					
Gas and electric	\$10,500.00	\$9,500.00	\$1,000.00	\$10,000.00	(\$500.00)
Telephone/Internet	\$2,500.00	\$2,300.00	\$200.00	\$2,500.00	(\$200.00)
Waste removal	\$2,400.00	\$2,400.00	\$0.00	\$2,400.00	\$0.00
Water/pool fill	\$550.00	\$500.00	\$50.00	\$550.00	(\$50.00)
Water/Sewer	\$2,000.00	\$1,978.00	\$22.00	\$2,000.00	(\$22.00)
<b>Other</b>					
Dues and subscriptions	\$500.00	\$250.00	\$250.00	\$500.00	(\$250.00)
Merchant account fees	\$2,200.00	\$1,700.00	\$500.00	\$2,000.00	(\$300.00)
Postage and Delivery	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Professional services	\$2,700.00	\$2,880.00	(\$180.00)	\$2,900.00	(\$20.00)
Membership advertising	\$500.00	554.28	(\$54.28)	\$600.00	(\$45.72)
<b>Total Expenses</b>	<b>\$99,426.00</b>	<b>\$108,495.28</b>	<b>(\$9,069.28)</b>	<b>\$107,201.00</b>	<b>\$1,294.28</b>
<b>Revenue</b>					
Membership residents	\$55,401.00	\$55,047.00	(\$354.00)	\$55,401.00	\$354.00
Membership outside	\$29,750.00	\$29,857.06	\$107.06	\$30,000.00	\$142.94
Pool	\$2,700.00	\$4,066.82	\$1,366.82	\$4,000.00	(\$66.82)
Rentals	\$8,525.00	\$7,500.00	(\$1,025.00)	\$7,500.00	\$0.00
Swim team	\$0.00	\$6,798.21	\$6,798.21	\$6,800.00	\$1.79
Swim lessons	\$3,050.00	\$3,500.00	\$450.00	\$3,500.00	\$0.00
<b>Total Revenue</b>	<b>\$99,426.00</b>	<b>\$106,769.09</b>	<b>\$7,343.09</b>	<b>\$107,201.00</b>	<b>\$431.91</b>

- **Budget Forum Meeting - 6:00 Tuesday December 10, 2024**
- **Annual Meeting-6:00 Tuesday January 28, 2025**

## Garden Club Oktoberfest Dinner by Debbie Pacas

On Sunday, October 20 dozens of garden club ladies and their spouses gathered at the Lake Sherwood Clubhouse for a festive Oktoberfest buffet! Delicious food, decorations and music were provided to go along with the theme, and a great time was had by all.

This upcoming year, the Garden Club is actively expanding its base, offering memberships not only for the ladies of Lake Sherwood, but for their friends outside the subdivision! Most meetings are typically held on the morning of the third Thursday of each month. Guest speakers include experts on current topics such as horticulture, personal safety and nutrition. The Garden Club annual holiday cocktail party also offers a good time for fun and camaraderie. There's good news, in that there's still time to join for the upcoming year! Contact Debbie Pacas at 225.235.0165 for more info.



Caroline Derbes, Steve Kelly, Annie Kelly, Greg Derbes



Clyde and Catherine Robichaux, Ed and Gail Carazo



Hostesses - Betty Lou Nunneley, Glenda Guffey, LaNelle Johnson, Susan Vaughan



Glenda Guffey, Debbie Pacas, Susan Vaughan



Glenda Guffey, Susan Vaughan, Susan's Friend Laura, and Sandy Patrick



Judy Bunch, Son and Daughter



Karen Pickren and LaNelle Johnson



Delores and Buddy Lassard, Fred and Betty Lou Nunneley



## Christmas Spirit Contest by Doug Pacas

# Lake Sherwood Acres

## Christmas Spirit



To celebrate those in our community who choose to go above and beyond, we are conducting our annual "Christmas Spirit" decorating competition. Judging will occur between 5:30 PM to 8 PM on Sunday, December 15! The top winners will receive the coveted "Christmas Spirit Award". They will be announced on [www.LakeSherwoodAcres.com](http://www.LakeSherwoodAcres.com), by email to the neighborhood, and in an article in the neighborhood newsletter, News & Views.

So, mark your calendars...and be sure to power up your decorations on December 15. Let's make the season bright at Lake Sherwood Acres!

## Breakfast With Santa



We can't wait to see you at the clubhouse on Saturday, December 7th from 9am - 11am! We'll have crafts, pancakes, and Santa and Mrs. Claus! Bring your kids and grandkids!

## Halloween at the Club by Loyce Smith

Our Halloween event was a frightfully good time! With a fun Halloween-themed kids' movie, plenty of pizza and candy, and spooky decorations setting the mood, it was a night to remember. We loved seeing everyone's creative costumes—thank you for making it such a festive celebration!



Loyce and Ron Smith



Charlie Holder and Bonnie Kersch as hot dogs



Sam Claitor and Friends



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