

WELCOME TO OUR

# Neighborhood Newsletter

*we're so glad you're here!*

## WE NEED YOU!

Calling all members of the community to bring their garden sheers, trimmers, and shovels. Meet us the pool to help with the removal of dead bushes and trimming of the remaining bushes surround the pool and front entrances! Due to drainage issues at the playground, the mulch will need to be removed to get rid a tarp underneath that is causing standing water in the playground area.

## Collections Letters

Magnolia Management has aided the Board in securing a collections agency that is FREE of charge for the HOA. Letters will be sent out within the month to notify owners with delinquent balances on their accounts. Owners are given 30 days to contact Magnolia to set up a payment arrangement to resolve overdue accounts.



The Board wants to extend a helpful hand of good faith by privately held meetings to get any dues, late fees, and violations corrected. This Board understands unexpected circumstances during challenging times. Collections will always be a task for some, but this board is more interested in investing in our beloved neighborhood. If you are in need of assistance to remedy the violations, late fees, or annual dues, please reach out to Magnolia or the Board at [Contact@EaglesLandingLa.com](mailto:Contact@EaglesLandingLa.com).

**Yearly Dues Assessment:** \$440

### **How you can pay:**

1. **Monthly:** \$36.67
2. **In Full:** If you choose to pay the full \$440, you will have a credit on your account and \$36.67 will be deducted each month.

You can see your account balance and setup payments via the portal discussed in the section above. Magnolia Management mailed out the paper statements February 12th. Please contact Magnolia at the above listed contact information if you have not received yours yet.

## HOA Dues Details

# Annual Neighborhood Garage Sale

Saturday, May 24, 2025

7am - Noon

If you plan on participating,  
please contact:  
Adrina Moten @

lamDriMoten@iCloud.com



## Pool Updates

The pool is NOW OPEN for Summer!

We have NEW furniture!

The dead palm trees have been removed!  
This should help in keeping the pool  
clearer!



## Vendor Opportunities

Do you or someone you know have their own business that would like to gain more exposure?

What about favorite food truck? Ice Cream Truck? Snowball stand?

The Board is extending an opportunity to local food trucks to reserve a spot to park at the pool area on Saturdays and Sundays in June and July from 12-6pm.

Please ask anyone that is interested in reserving a date to contact the Board at:  
Contact@EaglesLandingLA.com

## Notice of Cancellation of the Sixth Amendment to Declaration of Covenants & Restrictions

Dear Eagle's Landing Homeowners,

On behalf of the Board of Directors of the Eagle's Landing Homeowners Association (HOA), we are writing to inform you of an important change regarding the governing documents of our community. Effective May 22, 2025, the HOA is formally canceling the Sixth Amendment to the Declaration of Covenants & Restrictions for Eagle's Landing Subdivision. This action was taken after careful consideration and pursuant to the authority granted under our governing documents and applicable state law.

The cancellation of the Sixth Amendment means that all provisions, modifications, or restrictions that were introduced exclusively by that amendment will no longer be in effect as of the effective date. All other prior covenants, restrictions, and amendments not affected by this cancellation will remain fully enforceable and unchanged.

We are committed to ensuring transparency and keeping all homeowners informed of matters that impact our community. If you have questions or would like to review the specific contents of the Sixth Amendment and understand how its cancellation may affect you, please contact Magnolia Management at 225-286-7546 or email [info@magnoliabr.com](mailto:info@magnoliabr.com). Copies of all governing documents are also available upon request.

Thank you for your attention to this matter and for your continued commitment to maintaining the integrity and harmony of the Eagle's Landing community.

Sincerely,  
Magnolia Management Services, Inc. on behalf of Eagles Landing Subdivision Homeowners Association  
(225) 286-7546 |



**CANCELLATION of SIXTH AMENDMENT TO DECLARATION of COVENANTS &  
RESTRICTIONS FOR EAGLE'S LANDING SUBDIVISION  
ASCENSION PARISH, LOUISIANA**

Before me, the undersigned notary public, and in the presence of the undersigned competent witnesses, personally came and appeared:

**EAGLE'S LANDING SUBDIVISION HOMEOWNERS ASSOCIATION, INC.**, a Louisiana non-profit corporation, domiciled in the Parish of Ascension, State of Louisiana, represented herein by its President, Leigh Ann Kirkland DeBarros,

who after being duly sworn, declared as follows:

WHEREAS there is recorded at Instrument 1102713 on December 11, 2024 a document entitled Sixth Amendment to Declaration of Covenants & Restrictions for Eagle's Landing Subdivision, Ascension Parish, Louisiana (Sixth Amendment), which purports to amend the previously recorded declarations and covenants of Eagle's Landing Subdivision;

WHEREAS the purported document (Sixth Amendment) seeking to amend the previously recorded declarations and covenants of Eagle's Landing Subdivision was by action of the Board of Directors of Eagle's Landing subdivision alone;

WHEREAS the provisions of the previously recorded declarations and covenants of Eagle's Landing Subdivision sought to be amended by the Sixth Amendment cannot be accomplished by the sole actions of the Board of Directors of Eagle's Landing subdivision alone;

WHEREAS the Board of Directors of Eagle's Landing subdivision did not and failed to follow and adhere to the procedures, including but not limited to notice and voting, required to amend the provisions the Sixth Amendment sought to amend ;

WHEREAS the provisions the Sixth Amendment sought to amend were not and never were approved by Owners of at least a majority of the Lots of Eagle's Landing subdivision, nor were they ever presented for a vote to the Owners of the Lots of Eagle's Landing subdivision;

NOW THEREFORE, it is hereby stated that provisions and sections amended in the Sixth Amendment to Declaration of Covenants & Restrictions for Eagle's Landing Subdivision, Ascension Parish, Louisiana recorded at Instrument 1102713 on December 11, 2024, were never properly approved by Owners of at least a majority of the Lots of Eagle's Landing subdivision, and as such were never adopted **EAGLE'S LANDING SUBDIVISION HOMEOWNERS ASSOCIATION, INC.**

NOW THEREFORE, it is hereby stated that the Board of Directors of Eagle's Landing subdivision were without authority to prepare and record the entitled Sixth Amendment to Declaration of Covenants & Restrictions for Eagle's Landing Subdivision, Ascension Parish, Louisiana recorded at Instrument 1102713 on December 11, 2024, and as such, the Sixth Amendment has no legal effect.

The previously recorded initial Declarations of Covenants & Restrictions for Eagle's Landing Subdivision, Ascension Parish, Louisiana, recorded at Instrument 833467 on August 23, 2013, as amended and modified via Instruments 847352 recorded on April 2, 2014, 903101 recorded on July 25, 2016, 944144 recorded on March 20, 2018, 934552 recorded on October 12, 2017, and 980359 recorded on October 14, 2019, remain in full force and effect.

IN WITNESS WHEREOF, EAGLE'S LANDING SUBDIVISION HOMEOWNERS ASSOCIATION, INC., through its duly authorized representative, has executed this Cancellation of Sixth Amendment to Declaration of Covenants & Restrictions for Eagle's Landing Subdivision, Ascension Parish, Louisiana, in Gonzales, Louisiana, on this 6<sup>th</sup> day of May, 2025, in the presence of the undersigned competent witness and me, Notary, after due reading of the whole.

Witnesses:

EAGLE'S LANDING  
SUBDIVISION HOMEOWNERS  
ASSOCIATION, INC.:

K. Roberts  
Print Name: Karissa Robertson

By: Leigh Ann Kirkland DeBarros  
Leigh Ann Kirkland DeBarros, President

Alma Bourgeois  
Print Name: Alma Bourgeois

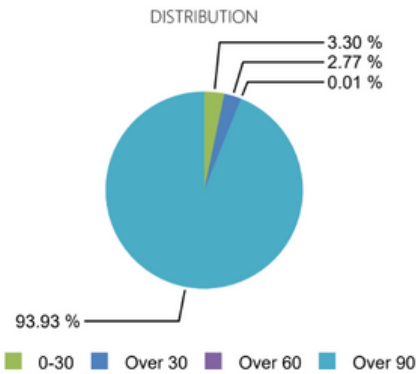
Michael D. Breaux  
NOTARY PUBLIC

Name: \_\_\_\_\_

ID/Bar Roll no: Michael D. Breaux

Attorney-At-Law  
Bar #22272 / Notary #50096  
PO Box 566 Prairieville, LA 70769  
(225) 844-8213  
Commission For Life





SUMMARY	
Charge	Balance
Assessment (101)	\$77,317.60
Bank Return Fee (1)	\$30.00
Interest (22)	\$8,113.33
Late Fee Income (30)	\$16,922.15
Legal Fees (20)	\$7,188.92
Pool Fob (1)	\$25.00
Violation Fee Income (30)	\$11,816.94
Total	\$121,413.94

Eagles Landing Subdivision Homeowners Association

Statement of Revenues and Expenses 4/1/2025 - 4/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
6310 - Assessment Income	9,130.08	8,616.67	513.41	59,734.20	34,466.68	25,267.52	103,400.00
6330 - Violation Fines	-	-	-	(400.00)	-	(400.00)	-
6340 - Late Fee Income	153.33	-	153.33	360.33	-	360.33	-
6390 - Owner Interest Income	-	-	-	(3.67)	-	(3.67)	-
6400 - Pool Fob Income	25.00	-	25.00	25.00	-	25.00	-
6910 - Bank Interest Income	2.25	-	2.25	4.85	-	4.85	-
Total Income	9,310.66	8,616.67	693.99	59,720.71	34,466.68	25,254.03	103,400.00
Total Income	9,310.66	8,616.67	693.99	59,720.71	34,466.68	25,254.03	103,400.00
Operating Expense							
Expense							
7010 - Management Fee	1,175.00	1,410.00	235.00	1,629.84	5,640.00	4,010.16	16,920.00
7020 - Accounting Fees	-	20.83	20.83	-	83.32	83.32	250.00
7160 - Legal Fees	-	416.67	416.67	-	1,666.68	1,666.68	5,000.00
7250 - Bank Charges	10.00	-	(10.00)	30.00	-	(30.00)	-
7260 - Postage & Mail	67.15	166.67	99.52	786.55	666.68	(119.87)	2,000.00
7280 - Insurance	-	1,050.00	1,050.00	-	4,200.00	4,200.00	12,600.00
7300 - Secretary of State	-	-	-	-	-	-	10.00
7500 - Social Events & Decorations	35.01	83.33	48.32	35.01	333.32	298.31	1,000.00
7890 - Administrative Misc.	112.26	-	(112.26)	112.26	-	(112.26)	-
8210 - Pool Maint. & Repairs	-	833.33	833.33	1,485.00	3,333.32	1,848.32	10,000.00
8910 - Electricity	107.65	416.67	309.02	574.76	1,666.68	1,091.92	5,000.00
8930 - Water & Sewer	-	291.67	291.67	84.36	1,166.68	1,082.32	3,500.00
8970 - Telephone	-	-	-	153.00	-	(153.00)	-
8990 - Internet	85.46	85.83	.37	260.65	343.32	82.67	1,030.00
9020 - Grounds Maintenance	2,400.00	2,916.67	516.67	8,306.25	11,666.68	3,360.43	35,000.00
9110 - Gen. Maint. & Repairs	4,486.30	924.17	(3,562.13)	4,515.48	3,696.68	(818.80)	11,090.00
9130 - Gate Repairs	516.19	-	(516.19)	712.19	-	(712.19)	-
Total Expense	8,995.02	8,615.84	(379.18)	18,685.35	34,463.36	15,778.01	103,400.00
Total Expense	8,995.02	8,615.84	(379.18)	18,685.35	34,463.36	15,778.01	103,400.00
Operating Net Total	315.64	.83	314.81	41,035.36	3.32	41,032.04	-
Net Total	315.64	.83	314.81	41,035.36	3.32	41,032.04	-

# ACC Form

Magnolia Management has created individual account portals for all homeowners. You should have received an email directing you to <https://portal.magnoliabr.com> to get logged in. If you have difficulty logging in please contact Magnolia at the above listed contact information.

**Please see the Homeowner Portal Information letter attached.**



Please make sure to complete the ACC form before making any exterior changes to your home or property. This includes but is not limited to extended driveways, painting the exterior of any part of your home and adding patios. You can access the form at <https://eagleslandingla.com/acc/>.

## Homeowner Portal Information

### Ways to Keep in Touch



#### Mailing List

##### LESS OFTEN & CONSOLIDATED UPDATES

Please email



[contact@eagleslandingla.com](mailto:contact@eagleslandingla.com) or go to the [www.eagleslandingla.com](http://www.eagleslandingla.com) website and click on the [link](#) in the yellow box to add your information to be added to the email mailing list.



#### Subscribe to Updates

##### IMMEDIATE UPDATES

To get updates as soon as they are posted to the website, go to [www.eagleslandingla.com](http://www.eagleslandingla.com) and enter your email address in the box on the left side and click the Subscribe for Updates button. You will then receive an email where you will need to confirm your subscription.



#### Facebook Page

##### EAGLE'S LANDING SUBDIVISION HOMEOWNERS ASSOCIATION

There are two Facebook groups that have existed for many years. Those two groups are not endorsed or administered by the board members. Those can continue to be places for communicating with your neighbors about varying topics.

The board has created a Facebook page for posting updates and events. You can find it by clicking on [this link](#) or by scanning the QR code. This new page is intended to be passed on to each successive board.

Please go give follow the page to make sure you do not miss anything!



WEBSITE: [WWW.EAGLESLANDINGLA.COM](http://WWW.EAGLESLANDINGLA.COM)

EMAIL: [CONTACT@EAGLESLANDINGLA.COM](mailto:CONTACT@EAGLESLANDINGLA.COM)

FACEBOOK: [EAGLES LANDING SUBDIVISION HOMEOWNERS ASSOCIATION](#)