



2025 Directors

Joseph Labbé
President

Joseph Cantelli
Vice President

Malcolm Tietje
Treasurer

Gary Miller
Secretary

E-Mail:
Lakeatmanchac@gmail.com

Website:
Lakeatmanchachoa.com



QR Code:
To Pay Assessments Online

THE LAKE AT MANCHAC HOMEOWNERS' ASSOCIATION, INC.
P.O. BOX 135, PRAIRIEVILLE, LOUISIANA 70769-0135

12/29/2025

Dear Homeowners,

As we close out another year, the Lake at Manchac Homeowners Association (HOA) would like to share with you a significant change in our management and provide plans for our updated assessments. The HOA was created in 1997 by the subdivision developer that had three filings to complete the buildout of the subdivision. Then, as is the case now, the HOA Board is all volunteer (unpaid) and is elected annually. Those of us on the board have served many years, some for as long as 14 years, in providing management of the HOA. The principle goals of the HOA as stated in the Declaration of Covenants and Restrictions (DC&R) is to "create and maintain a residential community having a uniform plan of development and the preservation of property values and amenities in that community," in short, a pleasant place to live.

Over the course of the last several years, no new homeowners have stepped forward to be part of the HOA Board while complaints and concerns have increased. We have listened to homeowner concerns, written Certified Mailed notices that were ignored, and have experienced little success in correcting restriction violations. The assessments collected are the revenue stream that pays for our utilities, pond maintenance, insurance on common properties, lawn maintenance and the general upkeep of our neighborhood. It continues to be a struggle year in and year out to collect our assessments and have them paid in a timely manner.

The board is proposing to transfer the day-to-day HOA operations to an experienced, professional HOA management company in our area. They would collect annual assessments, pay vendors, manage restriction violations and start a reserve fund to help manage the unexpected. The HOA will still have a volunteer homeowner board of directors to oversee the professional management organization. A fee increase would be required and will be handled in a similar manner as the last increase as prescribed by the DC&R. We are proposing an increase of \$100 making our annual assessment total at \$300.00 per year. While all the details are being worked out, we wanted to share our forward vision for the HOA. We look forward to our homeowners assisting us as we make this transition in the months to come and we hope to have your support in this endeavor by voting **yes** for the increase in our assessments to help bring on the new management company. The good news is that property values have increased over 28 years, we still experience an almost crime-free community, and we have a safe environment for families to raise their children.

Please be sure to make payment for your 2026 assessment because they are now due.

The deadline is **February 9th, 2026**. If your payments are current through 2025, the amount due is **\$200.00**. You can visit our website to find out how to pay at: **lakeatmanchachoa.com** (see the *assessment info page*) or simply scan the QR code on the left side of this letter to pay online. You can also mail in your payments to P.O. Box 135, Prairieville, LA 70769

Please submit your nominees for our 2026 board of directors and vote on the update to our assessments. (**See the 2nd page**). You have **(3)** options to vote. Please either email your votes to lakeatmanchac@gmail.com, mail in your ballot to PO Box 135, Prairieville, LA 70769, or join us at the meeting to vote in person.

Please join us on **Monday February 9th, 2026, from 6:00-7:00pm at the AP Library at 40300 LA-42, Prairieville, LA 70769 (Meeting Room 1)** for our Annual HOA meeting, election of 2026 board members, and voting on our assessments.

Sincerely,
Joe Labbé, President, Lake at Manchac HOA

2026 Ballot

Instructions to vote:

- Homeowners are to enter the name of the person they are voting for on the blank line for each position.
- You will find current board members listed.
- Please be sure to provide your name, address, and email at the bottom.
- If you have questions or comments, please provide below.
- Please vote on our assessment increase as described in the previous letter.

Current Board Members

Please Vote/Nominate Below

President _____

Joseph (Joe) Labbe' _____

Vice President

Joseph (Sonny) Cantelli _____

Treasurer

Malcolm Tietje _____

Secretary

Gary Miller _____

Assessment Increase from \$200 to
Total \$300 per year

Yes or No*
(Please Circle One)

**If no, please let us know how you would like to get involved to help below in the comments.*

Print your name: _____.

Address: _____.

Email: _____.

Comments: _____

