



A Neighborhood Watch Community
A Bird Sanctuary Community

February 18, 2022



This Space Reserved

John Fleming, President, Gulf Hills Civic Association

I'm looking forward to this year. Are you? We've all endured two full years of setbacks we didn't see coming in 2019. Then, it was concern over community changes, the unknown. Now, we know there will be a golf course, a hotel, a racquet club, a restaurant, and a move toward a real resort look. We know that development of the unused golf course property will have homes built and the population will increase.



Gulf Hills has always been a community of historical significance in west Jackson County. It is now an entity of significant identity. This identity is not really different, but greatly bolstered by the desire for a new synergy of residents, businesses, and the civic association, intent on using the changes to create the next, great iteration of Gulf Hills. Each household is welcome to participate as much or as little as they would like. For individuals, Gulf Hills offers opportunities of location and amenities. We are an eclectic community, coming here from around the world, having a variety of daily routine, and a very interesting, collective wealth of knowledge.

Within this edition of Gulf Hills News, there are articles pertaining specifically to the business of the Gulf Hills Civic Association. However, most articles are written for the community at large. Please take time to read each and reach out to a GHCA Director with questions or concerns. As my second three-year term is ending in March, another will be filling this position and writing this column. It's been a privilege and pleasure serving the residents of Gulf Hills. I was able to fill a particular space for a short and very eventful time. Thank you for the privilege and opportunity.

2022 Annual Membership Meeting – March 15



The 2022 Gulf Hills Civic Association Annual Membership Meeting will be held on Tuesday, March 15, 2022. The ballroom of the Gulf Hills Hotel and Resort has been secured for the event. This meeting

is for residents of Gulf Hills households that have paid their 2022 annual dues. Many have already paid, but you still have several weeks to pay via a check or

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	Wcupappy@gmail.com	
Member:	Jason Armstrong '24	(662)275-3700
	jarmstrongpt@gmail.com	

MISSION

To promote and encourage the development of the residential area known as Gulf Hills, in Jackson County, Mississippi, for the best interests of the present and future residents of such area; to encourage among the members closer personal acquaintance and a friendly spirit of mutual cooperation; to acquire, maintain and operate equipment and vehicles for the prevention of fires, or the extinguishing thereof, in Gulf Hills and adjacent property, or to contract for such services; and generally, to do and perform all other acts incidental or necessary to the operation of a community civic association.

The GHCA is governed by a Board of Directors, elected by the membership at the Association's annual membership meeting, which is held in March each year. Any member in good standing can be selected to serve as a Director. The Board also meets monthly to address any business items.

WHAT WE DO

The GHCA serves the Gulf Hills neighborhood in many ways.

- ◆ **Neighborhood Events.** The GHCA hosts or organizes a variety of neighborhood events, including Halloween in the Hills, Christmas in the Hills (and the included Deck the Hills home decoration contest), an annual neighborhood yard sale and neighborhood cleanup. We are continually looking for other opportunities to bring our neighbors together!
- ◆ **Communications.** The GHCA prepares and publishes a quarterly newsletter, which is mailed to each known household within the Gulf Hills neighborhood. The newsletter contains updates, important contact information and local news of interest. Additionally, the GHCA has established a website www.gulfhills.org to serve as a resource for neighborhood residents for upcoming events and other items of general interest, and a social media presence on Facebook to provide further outreach specifically to members.
- ◆ **Engagement with County and Public Officials.** The GHCA has established and maintains a working relationship with public officials, including the county and utility district, allowing the GHCA to receive updates and in turn keep members informed of developments impacting or affecting the neighborhood and its residents. The GHCA can also serve as a conduit for expressing concerns of its members to these officials.
- ◆ **Memorial Garden Maintenance and Upkeep.** The GHCA has assumed full responsibility for the maintenance and upkeep of the Memorial Garden located at the intersection of Ridge Rd. and Shore Drive. This beautiful garden can be enjoyed by all residents and is the site of various neighborhood-wide events.
- ◆ **Safety and Security.** The safety and security of the residents of Gulf Hills are a priority for the GHCA. The GHCA is active on many levels to increase the livability of our neighborhood, from street lighting and visibility, to increased law enforcement presence, to providing safety tips for pedestrians, bicyclists and operation of golf carts. The GHCA was instrumental in forming the Gulf Hills Lighting District, which pays for and monitors the LED street lights in the neighborhood. The GHCA continues to seek input from our neighbors and to develop new ideas for preserving the safe enjoyment of our community.

HOW CAN YOU GET INVOLVED?

Join the Association if you have not already! The GHCA cannot operate without support from the neighbors we serve. All the activities engaged in by the GHCA require funding. Membership dues are currently the main source of revenue for the GHCA. For the GHCA to continue to grow, we must have members! Dues for 2022 are only \$30 per household!

Volunteer to serve on committees! There are a number of ways for members to participate in the work of the GHCA. The GHCA is a wide and varied organization, and our members have unique abilities and skills. The GHCA has a number of working committees - our bylaws contain a complete list. If there isn't a committee that interests you, make a suggestion and volunteer to help! Contact a Director if you want to discuss serving on a committee or come to our Annual Meeting March 15, 2022 and sign up!

Attend the Annual Membership Meeting and Monthly Board Meetings! Although we maintain year-round communication, the annual meeting is your formal opportunity to come hear a report on the state of the GHCA, the activities of the year, plans for upcoming year and take action on business items. Members of the Board of Directors are also elected during the Annual Meeting.

THE MEMBERSHIP MEETING FOR 2022 WILL BE HELD ON MARCH 15 AT THE GULF HILLS HOTEL.



**CALL TODAY FOR A
FREE QUOTE!
228.207.8752**



HURRICANE SEASON STARTS JUNE 1

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Christmas in the Hills 2021 Recap

Christmas in the Hills 2021 was wonderful! Out from under the precautions related to COVID -19, the Annual Tree Lighting on December 12 was a huge success. So many neighbors participated in the golf cart parade and attended the tree lighting ceremony at the Memorial Garden. Many thanks to Fred Salinas for documenting the celebration and to Tammy Lee and Pete Manley for organizing the event and keeping us all safe! Congratulations go out to the Deck the Hills winners also. Here are a few highlights!



Gulf Hills Hotel & Resort Exciting Update

Gulf Hills Hotel + Resort has enjoyed a great year. They have welcomed wedding groups, family reunions, Cruisin' the Coast visitors and, most recently, the first Mardi Gras event of the season. They have made short term updates to many of the guest rooms including new linens, mattresses, carpet, and televisions. The GH Hotel management are currently working with architects and designers to finalize the redevelopment plan for the entire campus and hope to begin construction in phases during the next few months. Intentions are to bring the property back to its original glory with a focus on casual, attainable luxury in a relaxed and fun environment.



Upon taking ownership of the property, they were quickly made aware of the desire to keep the tennis courts open, so thankfully, Jenny Cockrell has taken the management,



maintenance, and hosting a basic membership. Additional amenities are planned through club memberships upon completion of the renovations.



Civic Associations and Home Owners Associations

Different organizations for different purposes

Many prospective residents to Gulf Hills have sent emails inquiring as to our monthly HOA fees. One email even asked if a particular property was in arrears for their monthly dues. Recently, the developer of the new subdivision within our subdivision, The Greens at Gulf Hills, has suggested that an HOA will be in place for those particular home owners. Hence, the need for this short summary of the differences of HOAs and civic associations.

Basic Design/Purpose

CA – formed and driven by citizens within a geographical area to improve the life of residents, including working as a collective body with the appropriate governmental entities.

HOA – set up by developers of a specific housing sub-division of land to give residents a process to maintain adherence to the designed covenants and manage needed changes in the subdivision after the developer has completed their construction.

Membership/Funding

CA – membership is voluntary and so are the fees. Joining a civic association is driven by civic duty, desire to help in the collective effort of maintaining a particular lifestyle if not an improvement effort.

HOA – membership is mandatory and per home and so are the fees, paid yearly or monthly. HOAs are desired by many homeowners as it provides extra guarantees for the “status quo” of look and activity in the community.

Grievance Process/New Norms

CA – the association helps residents resolve issues with neighbors’ activities and variances against building codes by lending the collective voice to the government entities. Likewise, improvements are considered through the association’s directors, then moved to government entities or put into action as appropriate.

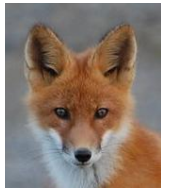
HOA (a pseudo-governmental entity) – residents bring their problems directly to the HOA elected directors for a ruling against the subdivision plan and designed covenants. The HOA has legal control of the outcome. Any new need of the community can be deliberated among HOA directors and within the community with an outcome that is voted on and implemented. Implementation could result in an increase in HOA fees, essentially, an increase in tax.

Can a civic association represent residents that exist within an HOA? As might become the

case in Gulf Hills, many of our residents could live in a home that is governed by the standards of an HOA. This does not preclude the voluntary membership of any of those residents in the Gulf Hills Civic Association. These are two associations with separate missions. However, the HOA directors could, on behalf of its association, work separately or in conjunction with the GHCA in solving problems or asking for improvements when addressing the county government boards and commissions.

Gulf Hills Zoo

The Gulf Hills Zoo is a virtual collection of animals photographed in and resident to our community. This zoo is located at Gulfhills.org under the Gulf Hills Community tab. A new area is being opened that will contain pictures of our personal dogs and cats. This section will help identify our pets if they are out and about, along with the usual educational opportunities. To put your Spot or Fluffy in Gulf Hills Zoo, send a representative picture, along with the animal’s information, to john.s.fleming.3@gmail.com. You can include as much as you feel comfortable publishing. Their name would be the minimum, then the breed. An example would be “Henry”, Standard Poodle, John and Donna Fleming, Corto Road.



Gulf Hills Civic Association Logo Stickers and Magnets

As part of the 2022 membership campaign and going forward for the near future, the Board of Directors of the Gulf Hills Civic Association has established new stickers and magnets to promote the association and our community as a whole. The design includes the new logo established in late 2019 as part of our Gulfhills.org website. It is used on all of our new banners and advertisement. To get your sticker, just pay your membership fee and pick it up at any GHCA event. Extra stickers can be purchased for \$2. If you would like the same design on a magnetic backing, the price is \$5. Help spread the awesomeness of Gulf Hills.



By-Laws of Gulf Hills Civic Association, a Mississippi Corporation

Proposed amendment March 2022

Article IX Standing Committees:

(President of The Association shall be Ex Officio Member of all Committees and may from time to time form Temporary Sub-Committees to study special situation and report to the Board of Directors; also house-hold Members other than Directors can be appointed to Chair or be Members of Sub-Committees.)

- ~~Section 1. Finance and Budget — Chairman shall be Treasurer:~~
- ~~Section 2. Roads — Traffic:~~
- ~~Section 3. Utilities — Sewage:~~
- ~~Section 4. County Liaison:~~
- ~~Section 5. Fire — Insurance: removed~~
- ~~Section 6. Neighborhood Watch — Police:~~
- ~~Section 7. History~~
- ~~Section 9. Membership~~
- ~~Section 10. Neighborhood Beautification:~~
- ~~Section 11. Civic — Cultural — Social:~~
- ~~Section 12. Publicity~~
- Section 1: Membership
- Section 2: Community Infrastructure
- Section 3: Publicity/Communications
- Section 4: Community Safety
- Section 5: Memorial Garden
- Section 6: Events

Article X Amendments:

Section 1. These By-Laws may be amended at any Annual Meeting of the Members or at any Special Meeting called for such purpose by a majority of those present, provided that ten days written notice of the Meeting and proposed changes be provided the Membership.

Gulf Hills Community Yard Sale Saturday, March 12

The Gulf Hills Community Yard Sale is just ahead. Planning to participate as a seller, register your address by registering on line at gulfhills.org, send an email to tammysmithlee@yahoo.com, or call Tammy at 228-217-6633. If you would like, place your own directional signs inside Gulf Hills. The Gulf Hills Civic Association will handle the advertising in the Sun Herald and on-line listing, along with banners at the south and north entrances.



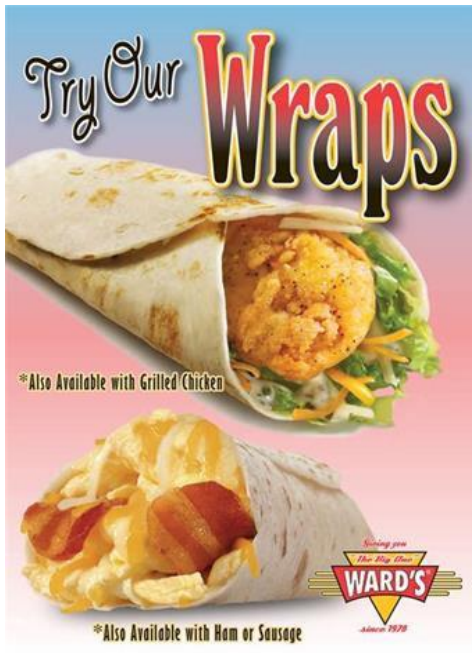
Looking forward to finding some good deals? The list of homes and a Gulf Hills map will be available at gulfhills.org and printed for your convenience. Look for the “realtor” boxes at each of the three entrances to Gulf Hills. When visiting a sale, be mindful of your car parking and increased traffic.

Gulf Hills Memorial Garden

In the September 2021 Gulf Hills News, we reported that the management of the Memorial Garden in Gulf Hills was moving to the Gulf Hills Civic Association. In the months since, the Gulf Hills Memorial Garden Committee has started the transition of responsibilities. To have a sustainable community garden, your participation is needed as an active member of the civic association, volunteer on work days, or donation of funds.

The Gulf Hills Garden Club will continue offering memorial and honorarium bricks to include in garden walking path, which will help the garden club with their activity funds. To have an engraved brick placed on the path, GulfHills-Brick@gmail.com.





**Ward's loves
Gulf Hills**

Gulf Hills Resident



617 Pass Road
Gulfport MS 39501
(228) 864-6911

from page 1 **Annual Meeting**

using your credit card at Gulfhills.org. Of course, you can pay at the door, but please come early. If you pay at the event, please bring a check or cash – we will try, but may not be able to accommodate credit card payments on site. We will start this year's meeting with a time of social interaction, starting at 5:30 p.m. with refreshments provided by the association. Our business meeting will start at 6:30 p.m. and last no more than one hour. Items on the agenda include:

- ◆ treasurer's report of expenses in 2021 and the proposed budget for 2022;
- ◆ a review of events since our last membership meeting;
- ◆ a look at the Gulfhills.org website;
- ◆ a discussion of opportunities in the Gulf Hills community and civic association.



There will be several items which require a vote of the Members.

1. The first is the election of 4 Directors to fill terms ending in 2022. The Board will present a slate, however, nominations from the floor will be accepted.
2. The second is proposed changes to the by-laws of the Association. A copy of the by-law proposal to Article IX is included in this publication. The Board is recommending reducing

- the number of standing committees, currently standing at twelve (12) and condensing responsibilities into six (6). The new proposed committees are: Membership, Community Infrastructure, Publicity/Communications, Community Safety, Memorial Garden and Events.
3. The final action item is the ratification of membership dues to begin in the 2023 membership year. The Board is recommending an increase from the current \$30 to \$50/year.

Gulf Hills Hoppin' in the Hills

The Gulf Hills Civic Association, The Gulf Hills Golf Club and The Gulf Hills Hotel will be sponsoring a Gulf Hills Community "Hoppin' in the Hills - Spring Festival"

on Saturday, April 9th 10:00-1:00. The Easter Bunny will be hoppin' around the event for photo ops. There will also be games, face painting, DIY projects and food for the kids. Stayed tuned for updated information that will be posted on gulfhills.org, Gulf Hills Civic Association and Gulf Hills Living Facebook pages. If you would like to help sponsor this event or have questions, please contact Tammy Lee at 228-217-6633



Please return this form with
Your membership dues to:

Gulf Hills Civic Association
P.O. Box 475
Ocean Springs, MS 39566-0475

I have enclosed payment in the amount of **\$30.00** for my Gulf Hills Civic Association membership dues for the year **2022**. or go to gulfhills.org and pay by credit card. There is a **\$2.00** service fee when paying by credit card.

If the mailing label has PAID by your name, you have paid your 2022 dues.

Please fill in your name,
Address, phone number, and
Email address.

Mail to the address above.

Cut Along the dotted lines

Gulf Hills Racquet Club News

Jenny Cockrell, USPTA Tennis Pro, and Ocean Springs native, is the new Director at the reestablished Gulf Hills Racquet Club. Since last fall, she and her team of skilled and experienced staff have been offering lessons, clinics, socials and league play for all ages and play levels. By partnering with the United States Tennis Association, Gulf Hills Racquet Club will serve as a venue for a variety of adult and junior clinics and tournaments.



The Racquet Club currently has 4 Har-Tru Clay courts, LED lighting, a club and deck area, and a pro shop offering various products and services. With magnificent water views and picturesque sunsets, the Racquet Club has one of the most beautiful locations in the country, and it's wonderful to have it right here in the Gulf Hills neighborhood.

Stay up to date on ongoing events at the Gulf Hills Racquet Club by giving us a Like/Follow on their Facebook page! [facebook.com/GulfHillsRacquetClub](https://www.facebook.com/GulfHillsRacquetClub)

MONTHLY MEMBERSHIP RATES:

- Individual: \$45
- Family: \$55
- Junior: \$25

For more information and to inquire about memberships, please call or text Jenny for information: 310-720-5061 or email her at jennifercockrell@gmail.com.

Bridge Coming to Gulf Hills

Raegan Pfeiffer, part owner of the Gulf Hills Golf Club and member of the Gulf Hills Civic Association, notified the Civic Association of a significant settlement in Shore Drive where the road goes over culverts draining to the canal behind the Memorial Garden. Many drivers in Gulf Hills headed West on Shore Drive have been swerving out of their lane to avoid that depression. This is dangerous because cars coming toward them in the other lane are hard to see due to the curve there. The depression is due to washouts around the culverts under the road. The County has just been dumping asphalt there, but it keeps subsiding. Joe O'Neal, with the Jackson County Road Department, came out to look at the road with me. He decided that it was time to replace the culverts with a bridge. This will require routing the overhead electrical power lines away from the road there. He said that it would take 5 months or so to design the new bridge, and that he would get the drawings to us to review. To date, the County surveyors have been to the site and surveyed the roads and the canal. The drawings should be completed by May. Shore Drive will be closed at the Memorial Garden during construction of the bridge, but drivers can still get to and from Washington Avenue on Ridge Road.



Helpful Phone Numbers

UTILITIES

Cable: (Sparklight)	374-5900
Electric: (MS Power)	800-532-1502
Power outage/trouble	800-487-3275
Natural Gas: (Center Point)	896-7500
Water & Sewer: (WJCUD)	872-3898

COUNTY SERVICES

Animal Shelter	497-6350
Health Department	875-1336
Justice Court	875-4125
Planning Department (Zoning)	769-3112
Road Department	875-4545
Rubbish Disposal (Landfill)	872-8340
Sheriff- Hwy 609 substation	875-6963

PUBLIC SERVICES

Ambulance (Acadian)	762-0214
Northwest Fire Dept. 911 or	818-0370
Refuse (Waste Management)	832-3144
St Martin Community Center	392-7361

HEALTH CARE

Singing River Hospital	809-5000
Ocean Springs Hospital	818-1111
Merit Hospital	432-1571
Bethesda Free Clinic	818-9191
Gulf Coast Center for Nonviolence	875-5433

OTHER

Wild at Heart (Wildlife)	669-7907
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LIBRARIES

Ocean Springs Library	875-1193
St Martin Library	392-3250

Lighting District Reminder

Van Arnold, Lightning District Commissioner

Please report outages or malfunctioning streetlights to Mississippi Power at 800-487-3275. Give the address closest to the light. The Gulf Hills Lighting District is being charged for each light, working or not.

Recently, several residents have complained that MS Power has not responded to their reporting of malfunctioning lights. If you have a malfunctioning or burned out street light, email: vanmarnold@gmail.com with the location of that light. I will report it to MS power for proper replacement.



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Get Connected to Yahoo/Facebook

Join one or more of these social media groups to get involved and connected with your fellow residents of Gulf Hills.



- ◆ Gulf Hills Living Facebook Group
- ◆ Gulf Hills Civic Association Facebook Group

Here's how to connect:

For Gulf Hills Living Facebook Group

1. Log into Facebook (get an account using your current email)
2. Search in Facebook for the group (Gulf Hills Living), then click a request to join.
3. Answer the required questions.

One of the administrators, Jackie Parker or John Fleming, will review your answers and approve as appropriate.

For Gulf Hills Civic Association Facebook Group

1. Pay your annual membership fee to the Gulf Hills Civic Association. You can find the instructions in this newsletter or go to Gulfhills.org.
2. Send an email to one of the Facebook Group administrators that you have paid your annual membership fee. Their emails can be found on the front page of this newsletter or at Gulfhills.org.

Upcoming Community Dates

Annual Yard Sale: Saturday, March 12th

Daylight Savings: Sunday, March 13

Annual Membership Meeting: Tuesday, March 15th

Hoppin' in the Hills: Saturday, April 9th

Good Friday: April 15th

Easter Sunday: April 17th

Memorial Day: Monday, May 30th

Garbage Pickup Reminder



Household garbage pickup is scheduled each Tuesday. On **THREE** major holidays (New Years, Thanksgiving, Christmas) pickup will be postponed a day. Check the holiday schedule in the newspaper or on TV.

Rubbish Reminder

Rubbish (no-household garbage) pickup is scheduled for the second week of every month and all limbs and debris need to be put out by 7:00 am Monday of that week.

Limitations of Rubbish Pick-Up

The maximum volume of trash, trees, debris and/or vegetation that Jackson County may remove per pick-up per month is 3 cubic yards.