



# GULF HILLS NEWS

*A Neighborhood Watch Community  
A Bird Sanctuary Community  
A Coastal Community*

A publication of the  
**GULF HILLS**  
CIVIC ASSOCIATION

July 28, 2023



## President's Message

Heather Wagner, President, Gulf Hills Civic Association

The dog days of summer have descended upon us!!! That doesn't mean there still isn't a lot going on in the neighborhood. Since the last edition of the newsletter, the GHCA Board has elected its officers for the upcoming year (April – March). With much gratitude, I accepted nomination as President, and will continue to serve in this role for the upcoming year. Brad Linder was elected Vice President, Shari Radich was re-elected to serve as Secretary and Leslie Tate was re-elected to serve as Treasurer. Many thanks to



Brad Linder VP with Heather Wagner, Pres.

all who agreed to serve the GHCA in this capacity and congratulations!!

In this issue, you will find important details from the Jackson County Road Department regarding some upcoming projects. Several GHCA board members met with road department officials to get a better idea about what is planned, and they have provided us with small summaries of the major projects happening in Gulf Hills: the bridge on Shore Drive at the Memorial Garden, and a new entrance to Gulf Hills. Please see page 8 for these articles. The County is investing considerable sums to help improve the infrastructure here in Gulf Hills, and that, along with improvements planned for Washington Avenue, will be a benefit to us all. We all know the closure of Shore Drive at the Memorial Garden has been an inconvenience, but it was a necessary one due to the failure of the culverts beneath the road. You can expect more closures of roads as these projects progress. Thank you in advance for your continued patience as these improvement projects get underway, and as always, please be safe and don't take unnecessary risks when driving on our roads. If the sign reads



**"Road Closed," please find an alternate route!!**

**But when you find an alternate route, please be sure it is meant for automobile traffic – unlike the person caught on camera recently bypassing the closure and driving on the golf cart path and bridge. This is not only incredibly dangerous and dumb, it is trespassing on golf course property which could lead to prosecution, particularly if damage is caused.**

Due to continued questions, you will also find an article discussing the differences between a Homeowners' Association (HOA) and a Civic Association (like GHCA). There is no HOA covering the entirety of Gulf Hills, although some of the homes in the new Elliott homes developments may be included in one. Please also be sure to check out the helpful numbers on the last page of this issue. We have many public resources at our disposal and sometimes we forget! And speaking of civic issues and responsibilities, don't forget to vote in the primary elections on August 8!

Gulf Hills has a lot in store for the summer months. In this issue you will find details on ways to keep our neighborhood beautiful and appreciate the abundant wildlife we are blessed to have. We even have an article for the history buffs among you! I hope you enjoy the information in [Continue page 4: President](#)

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## Board of Directors

President	Heather Wagner '24
Vice President	Bradley Linder '25
Secretary	Shari Radich '24
Treasurer	Leslie Tate '26
Media	Jessie Lancaster '25
Events	Tammy Lee '26
Safety	Bradley Linder '25
Garden	Robert Manley '26
Newsletter	Van Arnold '26
Member	Pete Manley '24
Member	Hobbs Mize '24
Member	Raegan Pfeiffer '25
Member	Patrick Thompson '25

# Are any excuses acceptable for a DUI?

I drive more carefully if I've been drinking a little...  
I wasn't drinking, I just smoked a joint...  
I'm not the kind of person who gets a DUI...  
I'll be fired if I miss work tonight...  
But I'm the designated driver...  
I'm on medication from my Dr....  
I pulled over to sleep a little...

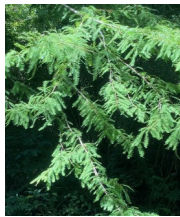
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Gulf Hills Resident

## UnLawnning your lawn with Gail Bishop and Charles Clark Carroll Campbell

Last newsletter, we looked at the opportunity un-lawnning affords for a landscape more harmonious with nature than traditional lawns, and that also gives us a break in terms of time and expense. Our Gulf Hills neighbors Gail Bishop and Charles Clark have such a landscape at their residence at 6105 Ridge Rd. Gail is retired from the National Park Service (NPS) after 30 years. Charles was the librarian at MGCCC, Jeff Davis Campus, and retired after 42 years. When they started in 1987, their yard was mostly grass with a few variegated plants in the front yard. They have since allowed their landscape to be as natural as possible. If, after reading this article, you would like to tour her yard and learn more, contact Gail at [lgbishopos@gmail.com](mailto:lgbishopos@gmail.com).



Bald Cypress

I asked Gail about their decision to unlawn. She admitted they simply don't like to mow, as it is time consuming. For Charles, maintaining a traditional lawn is "the definition of Sisyphean," because the grass is fertilized and watered to make it grow, only to be hacked down. Also, the couple wished to attract wildlife and to enhance their privacy with leafy screening and buffer. Gail sees inspiration in the entirely native landscape at Shearwater Pottery: "The beauty is what's native, and you don't have to take care of it. I don't fertilize, I don't spend money on plants. Why would I want to do that when native



Wax myrtle leaves

plants adapted to this area grow so well?"

Unlawnning is individually defined depending on personal preferences and circumstances, and so it is in this case. Gail and Charlie mow their backyard every six weeks, starting in June, leaving a patch for their granddaughter to play in. Last year they didn't mow at all, and the result was an array of native wildflowers, which were not showy, but did draw insects--which draw wildlife, and are bird food, and which pleased Gail and Charlie, as they like to cater to birds. The front yard features a layer of Asian jasmine, a pretty, non-native ground cover that needs no mowing. This non-native plant stayed because of the expense of removal; however, it benefits wildlife by providing cover and shade to small critters. When limbs or trees fall, they are left in the landscape to become habitat for nutritious bugs. Occasionally plants are cut back, such as the wax myrtle along the street and driveway, or vines that overgrow. Invasive species such as ligustrum, popcorn trees, and privet are routinely cut or removed. Unfortunately, cogon grass is present along the street edge of their property, and must be mowed.

Creating their yard was not costly: They started with the live oak they purchased, and planted a few that they transferred from Gail's family's Hattiesburg property. They also received tree seedlings from Arbor Day events. They've purchased wax myrtles, wild azaleas and received



[Continue page 3: Unlawnning](#)



Open Thursday - Sunday

Open Thursday Thru Sunday, 11AM til 8PM.  
 New to Ocean Springs, across Washington from  
 the Front Entrance at Shore.  
 open air bar & grill, air bnb, pontoon boat rentals.



Unlawning Continue from page 2 plants passed along from friends.

The following native plants are thriving: muscadine and Virginia creeper vines are allowed, though maintained, as their berries support bird life; wax myrtle, red bud, saw palmetto, American beautyberry, native ferns, sweet olive, and black tai-tai make up an understory; wax myrtle provides screening, and light and sound buffer; limbs of magnolia, bald cypress, live oak and yellow poplar form a shady canopy.

One result of letting nature take its course is abundant shade. Gail is convinced that their power bills are lower because of it, though she does not have numbers to prove it. Aesthetic benefits include the calm, sheltered, and welcoming approach to their front entrance; the green, leafy, sun-dappled, restful view from the back porch; and a general aura of mystery that pervades.

Birds frequent this landscape. Cat birds have begun to appear; this species loves American beautyberry, which are native, and which grow on the lot. Downy, red-breasted, and pileated woodpeckers are drawn in. Blue birds occupy Gail's blue bird house, and are presently sitting on a second clutch of eggs. Migratory great crested flycatchers, warblers, and hummingbirds also pass through.

Gail has advice on tree selection: If you plant just one tree, plant a live oak, as it supports hundreds of species. Water oaks are not desirable on residential lots as they tend to be unstable. To read more in depth, Charles recommends Nature's Best Hope: A New Approach to Conservation that Starts in your Back Yard by Douglas W. Tallamy.

## Meet, Greet & Eat Event - 6/3/23 Tammy Lee, Events Director

We had a GREAT turnout for our Inaugural Meet, Greet & Eat event. I would like to thank Salty Jax Seafood Co. for providing delicious lobster rolls and other seafood options. A special THANK YOU to Wayne Chaney, a Gulf Hills Resident, aka band member for the music that was provided by Mike, Skip & Wayne. The back patio of Capones turned into a dance floor and a GREAT time was had by all. It was a wonderful event, and we hope you enjoyed it as much as we did. On behalf of the GHCA, thank you all for helping make it a huge success.



## Memorial Garden Fundraiser Fish Fry Tammy Lee, Events Director

Thank you to all who purchased fish fry plates for our Memorial Garden fundraiser. Money raised will be used for utilities and upkeep of the garden/triangle. Bob and Sue Manley go above and beyond to make sure the garden looks amazing year-round.

- ◆ Business
- ◆ Residential



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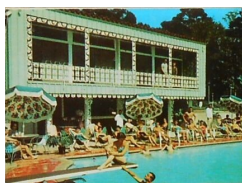
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## Gulf Hills Resort

Ray Bellande, Ocean Springs Historian

The 1949-1950 Season at Gulf Hills saw Dick Waters introduce the "Dude Ranch" resort concept. It was very popular and prompted management to keep the resort operating all year. This plan provided guests a comprehensive rate, which included room and board and all sports and social functions. Spring and winter rates were somewhat more than the summer rate.



The new \$25,000, Hollywood-style, swimming pool opened on July 1, 1950. A luncheon buffet served pool side several times each week. Larry Watson and Edgar

Little gave swimming lessons and shared lifeguard duties. Larry Watson, a guitarist, and singer, also worked as an entertainer.

In June 1951, Dickie Waters (b. 1935), son of Dick and Gladys Waters became a lifeguard at the Gulf Hills pool. He had been an excellent swimmer since his youth. Dickie Waters excelled in water skiing.



**Dickie Waters teaches Elvis how to water ski**

*Continue from page 1* President this issue. There is something of interest for everyone. As you will see, several of our neighbors have contributed articles. We welcome submissions of articles on topics of interest from our neighbors. If you are interested in writing an article (or column) or have a topic you would like to see addressed in an upcoming issue, please contact Van Arnold at [vanmarnold@gmail.com](mailto:vanmarnold@gmail.com).

## Hurricanes-Turtles-Road Safety: Preparedness-Awareness-Courteous

Brad Linder, GHCA VP & Safety Director

**Preparedness:** 1. Food and water 2. Batteries, portable chargers 3. First-aid kit 4. Personal hygiene products 5. Important documents 6. Waterproof containers 7. A few tools 8. Extra clothes, rain gear 9. Sleeping bag, blanket 10. Cold, hard cash. <https://www.cdc.gov/disasters/hurricanes/before.html>

**Awareness:** Turtles are crossing the roads in Gulf Hills. Drive slow, enjoy our beautiful homes, Memorial Garden, trees, plant vegetation and protect our wildlife. Please help young turtles to become old turtles. Stop your vehicle, move the turtle ten feet into the terrain, in the direction the turtle is heading. Please don't mark the turtles living in your area with paint or other caustic liquids. Turtle shells are like our thumb print. Take a "turtle shell pic" with your phone. Start an album. It is a much better way to keep up with the turtles residing in your area.

**Courteous:** It is very dangerous to leave your mowed grass and debris laying upon Shore Dr. and the other residential streets in Gulf Hills. Instruct your landscapers/lawn service contractors to clean up after themselves. Mowed grass left on the street becomes potential "black ice" to 2-wheel vehicles. We have narrow roads in Gulf Hills and fast drivers. A motorcycle driver can be forced to the right side of his lane unexpectedly by a speedy oncoming driver. His tires can hydroplane on grass litter and cause him to crash, thus exposing him to further injury by potential roadside hazards. Your grass, your responsibility.

# Capone's Restaurant

Michael and Maria Bottoms, Gulf Hills Residents, are the new proprietors for Capones Restaurant. Maria and I are very excited to announce that starting Wednesday, July 26th we will be opening Capone's for breakfast biscuits Wednesday thru Saturday each week. We will be open from 7:30AM to 10:00AM to enjoy a sausage, bacon, or chicken biscuit with hash browns and a cup of coffee for \$10.00. Our Sunday brunch will remain the same, but now we will have a breakfast option for the neighborhood, Golf Club, & Hotel guests 4 days a week. Keep us in mind for any catering opportunities you may have. We have incredible options for any sized event so you can focus on the enjoyment of others instead of preparing a meal. Please call us at (228)872-6447 for additional information. Items they have added are Filipino nights on Friday featuring a variety of Filipino dishes & spring rolls! Also, come enjoy the bakery products including no sugar added desserts. Special orders are welcome!

## Capones Restaurant

We are very excited to announce that Capone's Restaurant at Gulf Hills Golf Club is now offering "Free Delivery" to all residents of Gulf Hills. This service will be available Wednesday thru Monday, 5PM--8PM. Please call the restaurant at (228)872-6447 to place your order. Delivery times will vary based on volume of orders.

We are committed to bringing the best experience possible for all Gulf Hills residents and guests. We know the convenience of delivery service will be a great benefit to all! We look forward to seeing everyone soon.

Thank you for your continued support and we look forward to more of the neighborhood enjoying such a wonderful benefit that having Capones brings to us all.



**Michael and Maria Bottoms**

## Gulf Hills Hotel and Conference Center

Things are very busy at Gulf Hills Hotel & Resort as construction continues! We have completed the ballroom, the attached Sunset Lounge space, the first half of the guest room wing, and we updated the pool area. We also enjoyed working with the Golf Course and Civic Association to renovate the monument sign on Shore Drive. We look forward to finishing the guest room wing and lobby by summer's end. We are currently accepting bookings in the ballroom and Sunset Lounge space and have already hosted some beautiful weddings and events. Please contact Mike Davis at (228) 875-4211 with questions concerning private events. We appreciate our neighbors for their patience and support during construction and look forward to sharing more news as renovations progress!



Annual Dues of **\$50.00** may be paid by credit card at [www.gulfhills.org](http://www.gulfhills.org) or by check. There is a **\$2.00** service fee when paying by credit card. If paying by check, please fill out the following information and mail this payment coupon along with your check to: Gulf Hills Civic Association, P.O. Box 475, Ocean Springs, MS 39566-0475

I have enclosed payment in the amount of **\$50.00** for my Civic Association membership dues for **2023**.

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

Mailing Address: \_\_\_\_\_

Gulf Hills Address (if different from mailing address) \_\_\_\_\_

Phone Number: \_\_\_\_\_

E-mail address: \_\_\_\_\_

**Unsure if you've paid your 2023 dues? Email inquiry to [gulphillsca@gmail.com](mailto:gulphillsca@gmail.com)**

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## **Hugh Seymour Lane Extension**

**Joe O'Neal, Road Manager, Jackson County**

At this time, I would like to update the Gulf Hills Community on the Hugh Seymour Lane Extension Project. This project will extend Hugh Seymour Lane west approximately 350 feet to Ridge Road in Gulf Hills. This road extension will provide residents with a new access to Washington Avenue, where there is a traffic signal currently in place.

All the required right-of-way have been purchased. The wetlands permit application has been filed with the U.S. Army Corps of Engineers and the Mississippi Department of Marine Resources. Once the wetlands permit is issued to Jackson County, the construction phase of this project will begin.

This project will be constructed by the Jackson County Road Department and should take approximately (60) sixty days to complete. During the construction phase of this project, no roads in Gulf Hills will be closed. However, there may be minor delays around the construction site. Please be patient with our progress. The estimated cost to construct this project is approximately \$250,000.00.

## **Shore Drive Culvert Repair**

**Joe O'Neal, Road Manager, Jackson County**

As many of you know, the Jackson County Road Department has closed Shore Drive between Fairway Drive and Ridge Road. We will be performing temporary repairs to the damaged culverts and bulkhead along the damaged section of Shore Drive. We hope to complete these repairs and reopen the road by September 1, 2023.

In Spring of 2024 the permanent replacement of the culverts with a new bridge, and bulkhead are scheduled to begin. There are several procedures which will need to be completed over the next (6) six months for this project to be advertised for bid. The first of which will be receiving a wetlands permit from the U.S. Army Corps of Engineers and the Mississippi Department of Marine Resources. The second item will be the relocation of utilities, which includes a gas line, water line, and possible overhead power lines. The estimated replacement cost for this new bridge and bulkhead is \$545,000.00.

## **Front Entrance Sign**

The votes are in, and the front entrance sign has been declared spectacular by a landslide! The new sign would not be possible without your generosity. Many thanks to Gulf Hills Golf Club and Gulf Hills Hotel and Resort for the huge role they both played in the fruition of the new sign. Stay tuned for future fundraising events that will go towards a new sign at the North entrance. As always, thank you and we appreciate your continued support.



# Hey Neighbor! →

## GULF HILLS,



Are you looking for a real estate team that can handle all your needs? With a wide range of expertise we can help you from start to finish with buying or selling a home, land, business, or investment. Trust us to guide you through every step of the process, with personalized service and attention to detail.

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*Philip Demoran*

Associate Broker | Team Owner | Gulf Hills Resident | Family in GH since 1964



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228.275.7500

## Gulf Hills Garden Club Mary Ann Westfall, President, GHGC

As many of you may have noticed, the Gulf Hills Garden Club has completed the restoration of the Butterfly Garden area adjacent to the Memorial Garden. This was a labor of love and was paid for mostly with a grant from the Gulf Coast Council of Garden Clubs. By traveling to a wholesale nursery to purchase the carefully chosen pollinator



Refurbished butterfly garden



Monarch caterpillar on milkweed

nursery to purchase the carefully chosen pollinator plants, the club was able to stretch the grant dollars to maximize the variety of plants in the Butterfly Garden.

Also completed recently, was the replanting of the Day Lily Garden on the point of the triangle area across from the Memorial Garden. These day lilies had been removed from

the area and potted to keep them alive offsite during the time the triangle weeds were eradicated.

During the months of June through August, Gulf Hills Garden Club members work in their gardens, travel, and spend time with their families rather than

attending monthly meetings.

Planning by the executive committee takes place during this time to prepare for our 2023-2024 year. We are currently researching a list of topics pertaining to gardening and all its components to determine our monthly programs for our new year. We strive each year to have fresh topics of interest to our members.

Among topics being considered for this upcoming club year are plant propagation methods, roses, native plants, pests and diseases in our garden plants, local garden tours, and more.

The club will continue to register trees that are estimated to be at least 100 years old with the Societe Des Arbres (Society of Trees), under the guidance of The Garden Clubs of Mississippi. This is an ongoing project with Gulf Hills Garden Club, as are maintenance of the Butterfly Garden and the Day Lily Garden.

Our club meets once a month September through May. We currently have openings for membership and encourage anyone who is interested in our club to contact Club President Mary Ann Westfall via text at 228-424-0975 or by email at [westfall2@reagan.com](mailto:westfall2@reagan.com).

If you are interested in registering a tree or trees with the Societe Des Arbres, you can find more information and application forms on The Garden Clubs of Mississippi, Inc. website: [www.gardenclubsofmississippi.com](http://www.gardenclubsofmississippi.com).

# 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. <b>911</b> 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](mailto:vanmarnold@gmail.com) with the location of that light, who will report it to MS power for proper replacement.



## 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 will review your answers and approve as appropriate.

### For Gulf Hills Civic Association Facebook Group

1. Log into Facebook (get an account using your current email)
2. Search in Facebook for the group (*Gulf Hills Civic Association*), then click a request to join.

One of the administrators will approve as appropriate.

## Upcoming Community Dates

Labor Day: Monday Sept 4

Columbus Day: Monday Oct 9

Peter Anderson Festival: Sat-Sun Nov 4-5

Veterans Day: Friday Nov 10

Gulf Hills Community Yard Sale: Sat Nov 11

## 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.

*Gulf Hills News: published quarterly by the Gulf Hills Civic Association.*

*Editor -Van Arnold [vanmarnold@gmail.com](mailto:vanmarnold@gmail.com)*





Gulf Hills Resident

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## River Otters

Roy Lipscomb, Marine Patrol Officer, Mississippi Dept of Marine Resources

North American River Otters are found in Gulf Hills and across the Coast. For most of the year, they are active during the period from sunset to sunrise, but in winter, you may see them during the day. Their social structure varies, as some are solitary, while others live in family groups of an adult female with her offspring, or sometimes in large groups of just adult males. When in groups they hunt together and use the same resting sites and den. Dens are made in the marsh, under docks, under tree roots along the bank, etc....



River otters are carnivores, they eat mainly aquatic animals such as amphibians, turtles, fish, crawfish, crabs, and other species of invertebrates. They are opportunistic and will eat bird eggs, birds, and small mammals. In Bayou Caddy (Hancock County) I was on the lookout for someone stealing crabs out of a commercial fishermen's crab trap on a foggy evening, when all the sudden I heard loud squeaking and splashing in the marsh. I watched a group swim out to a crab trap float, dive, watched the float shake, then one resurfaced with a crab while the others were in hot pursuit and went into the marsh with loud squawking noises while the squabbled over the crab. I never told the commercial fisherman as I didn't want him to try and harm them. I've also watched them on East Beach doing the same thing. They added insult to injury by eating

the crabs on the crab trap owners dock making a mess and leaving their otter scat on the dock.

River Otter males often breed with several females, probably ones whose home ranges overlap theirs. Breeding is from December to April: late winter or early spring. Gestation is for 2 months, but young may be produced up to a year after breeding due to delayed implantation. Births take place from November to May, peaking in March and April. A female gives birth to 1 to 6 young in each litter, averaging 2 to 3. The otters have fur when they are born but are otherwise helpless. Birthing and the raising of young takes place in a den near water. Pups will open their eyes when they are 1 month old and are weaned when about 3 months old, starting to leave their birth range from 6 months to the age of one year. They reach reproductive maturity at the age of 2 to 3 years.

## Gulf Hills Golf Course News

The golf season is in mid stride and we are really pleased with our accomplishments this year. We have also added several key pieces of equipment to our maintenance fleet.

We have started an (IPM) integrated pest management system to control the weeds in the fairways and will be starting on the toughs this month. We are also redoing the bunker on 6 green and putting it back into play. We appreciate all the positive comments that we have received and thank you for your support.

# NEED A NEW SHINGLE OR METAL ROOF?

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Gulf Hills Resident

## 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 ex-

tra 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.