

July 2019



# Broadmoor News

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## In This Issue:

Broadmoor Shopping Center

Business Spotlight: Hi Nabor

BCPID Update

Yard of the Season Winners

Beautification Committee

Get it Growing, Broadmoor

Noisy Neighbor Solutions

Association Member List

Calendar of Events

## A Message from the President

Happy Summer, Broadmoor! I hope everyone is having a safe and enjoyable summer, and hope your air conditioner is working well - it's gonna get a workout!

Much has been happening recently to address some of our regular neighborhood problems. On June 1st, several of our Board members and myself attended a 'Blight Boot Camp' hosted by the Mayor-President in partnership with the Mid City Redevelopment Alliance. The all-day event helped us understand the problem, and how to fight it. While Broadmoor has our share of problems, blight is a city-wide crisis. We should count our blessings. So, what is blight? According to the City, blight includes some of the following conditions:

- Accumulated junk, trash, appliances, furniture, etc.
- Overgrown grass and vegetation leading to insects, rodents and other pests
- Dilapidated structures
- Abandoned or inoperative vehicles
- Illegal signs
- Abandoned pools

The mechanism for reporting these situations is 311. You can call 311 between 7:30 am - 5:00 pm, email at [311.brla.gov](mailto:311.brla.gov), or download the free app, Red Stick 311. With the app, you are able to submit pictures with your service request. Make sure to get your case number when you report the problem. That way you can follow up on how the case proceeds.

There are several things you need to provide to 311, including:

- **Location** - a property address or the address of an adjacent property.
- **Nature of complaint.** Please be specific. If the problem is overgrown grass, please identify if this is in both the front and back yard. If no detailed information is given and an inspector sees that the front lawn has been mowed, the item will be closed as having been completed. The inspectors are able to go in the back yard but not inside of the house.
- **Service Number** - a service number will be provided. This is the quickest and most effective method to check the status of the complaint.

(Article continued on page 6.)

HelpLine: 225.926.9829

Email:

[broadmoor@broadmoor-br.org](mailto:broadmoor@broadmoor-br.org)

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Send questions or comments to:

Broadmoor Residents' Association  
P. O. Box 15312

Baton Rouge, LA 70895

Editor: Amy Delaney

## Business is Booming in Broadmoor Shopping Center

By Amy Delaney

If you have shopped at Hi Nabor or worked out at Planet Fitness, then you know that both businesses are experiencing a steady flow of customers and fitness buffs. In fact, Justin Langlois with Stirling Properties says the more than 9,000 members registered at the Broadmoor Planet Fitness location make it one of the top Planet Fitness locations in the nation.

Langlois recently provided an update on current and future shopping center developments to the Broadmoor Residents' Association Board and the outlook is quite positive. Langlois says Hi Nabor has had impressive success since opening at Marilyn Drive and Florida Boulevard. Store management reports not only a loyal customer base, but also consistent catering requests. In addition, Parker's Pharmacy's business has grown so much that they are expanding into the next suite to keep up with the demand.

This resurgence is just the beginning when it comes to the shopping center site. Patient Plus Urgent Care recently announced their intention to establish an on-site clinic and McDonald's is moving forward with their new location in the shopping center, which will relocate from the existing site on Florida Boulevard. Langlois and developers Clark Heebe and Brett Davis are also in the process of courting additional service providers and retail outlets to the center. They are hoping to attract fashion retailers, such as a clothing or shoe outlet or even a dentist office. As the progress continues, developers will look to update the existing shopping center signage to include all tenants. Langlois says the updates will eliminate the need for individual signs and provide a more appealing aesthetic, which is a plus for Broadmoor.

With such success, Langlois says the development team is looking at the Broadmoor location as a case study to replicate in other areas of Baton Rouge. In the meantime, neighborhood residents can enjoy more shopping and services closer to home. In a city known for traffic delays, the option to shorten that commute is always good news!



## Broadmoor Community Welcomes New Neighbor: Hi Nabor

By Amy Delaney

Fresh, local produce. Daily lunch specials, featuring everything from red beans and sausage to prime rib. Catering for small and large gatherings. The Broadmoor Shopping Center Hi Nabor store offers all of this and a full selection of groceries.

Hi Nabor has served the Baton Rouge region since 1963. The company opened the 29,000 square foot Broadmoor location in 2014. Since becoming an anchor tenant in the shopping center, Hi Nabor has experienced quite a demand for their products and services. "It's exceeded our expectations," says Hi Nabor President Jim Crifasi. Hi Nabor has been able to fill a void in the region, which Crifasi says was "starved for a good independent supermarket."

Broadmoor residents have certainly taken advantage of the close proximity of the new store. "We're appreciative of the reception we've gotten there," says Crifasi. He says future plans for the store include adding more storage space to the back of the facility.

The United States Department of Agriculture defines independent grocery stores as stores whose owners operate fewer than four outlets. In a 2017 report, USDA found that independent grocery stores generated \$70 billion in sales, representing 11 percent of national grocery sales. The report also highlights the importance of independent grocers as the stores improve access to fresh foods and create job opportunities that may attract residents and boost tax revenues. The report also states that independent grocers "may be more attuned to the needs of the community than chain stores, as evidenced by offering lower prices for certain products or specializing in ethnic foods in high demand by the local population."

Hi Nabor prides itself on being a homegrown supermarket that offers fresh meats, produce and seafood at affordable prices. Such a specialty is a welcome addition to the Broadmoor shopping center. It is also great to see that Hi Nabor has embraced the neighborhood. Look for Hi Nabor to be represented in the annual Broadmoor Christmas parade again this year. Crifasi says they are happy to be a part of the event and it has been fun for them in years past.

Welcome to Broadmoor, Hi Nabor!

**Hi Nabor**

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[www.hinabor.com](http://www.hinabor.com)



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"Neighbors do business  
with people they know"

## Broadmoor Crime Prevention District Update

By Marcelle Dozier

For those of you new to the neighborhood, Broadmoor elected to form a Crime Prevention District a few years ago. The commission of the Broadmoor Crime Prevention District (BCPID) is made up of volunteer residents of Broadmoor who have been appointed to the position.

All BCPID's meetings are public meetings and everyone is welcome to attend. Meetings are publicly announced ahead of time and held at the Broadmoor United Methodist Church – Adult Education Building.

BCPID's primary focus is crime prevention. BCPID's Private Police Patrol (PPP) employs Baton Rouge City Police Officers (including a police coordinator). These officers patrol our neighborhood on a proactive basis. They patrol, in both marked and unmarked vehicles, as well as, bicycles, seven days a week at varying hours. The presence of our PPP has dramatically reduced crime in our neighborhood over the years that they have been employed by BCPID. In fact, our neighborhood's crime rate continues to be one of the lowest in Baton Rouge!!! Our most recent project is to install security cameras at the main entrances of Broadmoor. We hope to have these installed by 2020.

The second part of BCPID's name is Improvement. This is so that we can continue to enhance and beautify the neighborhood within the bounds of our By-Laws. Some of these projects have been replacing our entrance signs, installing posts and decorative banners along Goodwood Boulevard, as well as continuing to maintain the beds at the entrance signs. BCPID works in unison with our Broadmoor Residents' Association (BRA) on many of these projects.

All the commissioners on BCPID appreciate the support our neighbors give us in our efforts to maintain and improve our quality of lives here in Broadmoor and look forward to the future of Broadmoor.



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**Mark your calendar for upcoming  
BCPID meetings:**

**Monday, July 29th at 5:30 pm**

**Monday, October 28th at 5:30 pm**

**Broadmoor United Methodist  
Church, Adult Center  
Corner of Sharp Road and  
Mollylea Drive**

**For more information, please visit  
our website at [www.bcpid.com](http://www.bcpid.com).**

## What to Do About a Noisy Neighbor

by Stanley Bordelon, Esq.

We have all heard the expression, "Silence is golden" and those who have endured noisy disturbances, know the truthfulness of this expression. I once had a neighbor who had a whistling drier. The noise pierced my ears as it penetrated the bedroom window. Worse, he liked to dry his clothes at 4:00 in the morning! While he was gracious about my complaints (he started running the machine at 5:00 a.m. instead of 4:00 a.m.), the noise was still unnerving. Thankfully, he bought a new drier for Christmas!

You should first approach your neighbor about the noise from his whistling drier, yapping dog, or swinging parties that prevent you from living a peaceful life in your own home. But, what to do if your complaints fall on deaf ears? Baton Rouge does have a noise ordinance that prohibits "loud and raucous noise in the parish which is offensive to persons of ordinary sensibilities and which renders the enjoyment of life or property uncomfortable or interferes with public peace and comfort." The ordinance enumerates a non-exclusive list of 11 types of noises that constitute a violation of the municipal noise ordinance. Some of the noises on the list include unmuffled cars, loud music, and the construction work in or adjacent to a residential area other than between the hours of 7:00 a.m. and sunset on weekdays and Saturdays.

Animals provide another source of potentially prohibited noise. For instance, owners of dogs and other animals have the responsibility of ensuring that the animal noises are not of such a loudness, intensity, and duration as to prevent or interfere with a person's ability to enjoy his property.

Perhaps a less obvious source of noise, but one that is most likely to land someone in court is the noise that results from operating a business in a residential neighborhood. Some people may remember the matter from Livingston Parish in which a residents' association brought suit against a resident for operating a business out of his home. Crosby v. Holcomb Trucking, Inc., 890 So.2d 35 (1 Cir. 2004). The business involved servicing commercial trucks, and neighbors complained, among other things, of the noise from the increased traffic. The court found that operating a business in a residential neighborhood violated the deed restrictions and created a continuing disturbance for neighbors. Businesses are prohibited in Broadmoor foremost because of the zoning restrictions. Home businesses also diminish the value of property and quality of life in the neighborhood as well.

It is always the best policy to address your concerns about noise with your neighbor directly. If being courteous does not yield results, however, it may be possible to stop the neighbor from disturbing the peace through the court system. It is not easy, however, to prove noise disturbance. First, the noise must be "continuing" in many instances, which means that it is often necessary to keep a log. Second, most noise cases involve expert testimony, which many times results in inconclusive evidence. Following the Golden Rule may be the easiest way to make sure that silence is golden for your neighbors.

*Legal Disclaimer: This column includes information about legal issues and legal developments. It is for informational purposes only and may not reflect the most current legal developments. These informational materials are not intended, and should not be taken, as legal advice on any particular set of facts or circumstances. You should contact an attorney for advice on specific legal problems.*

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## A Message from the President (Continued from Page 1)

Realize that this process takes time. The 311 center routes a complaint to the appropriate department that then has to assign and send an inspector to verify and take photos of the violation. Then the property's ownership must be researched and a letter is sent to the Owner giving them 20 days to comply and setting a court date. On Day 15, another inspection takes place. If the violation has been remedied the case is dismissed. If the violation still exists, the hearing proceeds at Blight Court. If found in violation, a fine of \$125 and a cost of \$100 is assessed. The Owner has an additional ten days to clear the violation. If the violation still exists, the Department of Development schedules a clearing. The final judgment, including cost, fines and costs of clearing the violation are signed, recorded and sent to the Assessor to be added to the tax rolls. *As you can see, this is a lengthy process meant to respect everyone's rights.*

On a lighter note, the City has instituted robocalls for illegal signs. This is the best use of robocalls I have ever heard.

We also found out that BRPD can, under certain circumstances, fine, and even tow, abandoned vehicles on private property. The vehicle must BE clearly in public view and not in a running condition. If you know of such a vehicle, report it to the BRA Members Helpline. We can pass it onto BRPD.

And it goes without saying - always, always keep your car locked.

So enjoy your summer! Please join us for our next meeting on July 15th at Broadmoor United Methodist Church at the corner of Sharp and Mollylea in the Adult Education Building, room 201 at 6:30pm.

**Ellen Grout—2019 Broadmoor Residents' Association President**

## Spring Yards of the Season Announced!

Congratulations to the Spring Yard of the Season winners! Keep up the good work. Your home may be the next winner.



**Susan B.**



**Trish K.**

## Get It Growing, Broadmoor



Squash Vine Borer Moth



Squash Vine Borer Grub. Grubs cause significant damage to squash plants.



Patty Pan Squash

Squash is growing in Broadmoor this season. Six different kinds in fact. Neighbors are having success with zucchini, yellow zucchini, yellow crooked neck, acorn, spaghetti and even patty pan. However, one nuisance has reared its ugly moth head—the evil squash vine borer. The moth lays eggs at the base of the leaves and vines of the plant. Later, the grub eats through, killing the plant. For those who are not familiar, it is a nasty moth that lays eggs at the base of leaves and vines of the plant. The best way to eradicate the squash vine borer is to kill the moth the organic way. Sevin Dust at the base of the plant works when the plant starts to make fruit, but read labels for guidelines on consumption.

## Beautification Committee

The Broadmoor Beautification Committee chooses the Yard of the Season honorees each season, but that is only part of what this group of volunteers do to keep the neighborhood looking its best. In addition to seasonal recognition, the committee also does the following:

- Organizes anti-litter campaigns and pickup programs
- Communicates with the Department of Public Works and other city agencies to report any problems or maintenance needs

To get involved with Broadmoor beautification efforts, contact the HelpLine at 225.926.9829 or email the association at [broadmoor@broadmoor-br.org](mailto:broadmoor@broadmoor-br.org).

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## Join us on Nextdoor.Com

Broadmoor now has a page on [Nextdoor.com](http://Nextdoor.com), a social networking site for neighborhoods that allows users to connect with neighbors. The site provides a forum for posting (1) news of interest to the neighborhood; (2) general interest items; (3) classified listings for buying, selling or giving away things; and (4) a database for neighbor-recommended local services. You don't need to visit the website to stay abreast of postings. Opt for posts by e-mail, immediately or in daily digests, or get text messages in the case of urgent alerts.

## Broadmoor Calendar of Events

Monday	July 15th	BRA meeting, 6:30 pm at BUMC
Monday	July 29th	BCPID meeting, 5:30 pm at BUMC
Monday	September 2 <sup>nd</sup>	Labor Day
Monday	September 16th	BRA meeting, 6:30 pm at BUMC
Tuesday	September 17 <sup>th</sup>	Constitution Day
Monday	October 28th	BCPID meeting, 5:30 pm at BUMC
Thursday	October 31 <sup>st</sup>	Halloween

**BCPID** = Broadmoor Crime Prevention and Improvement District  
**BRA** = Broadmoor Residents' Association  
**BUMC** = Broadmoor United Methodist Church, Adult Center, corner of Sharp Road and Mollylea

**SAVE THE DATE!**  
**2019 Broadmoor Christmas Parade:**  
**Saturday, December 7th at 2 pm**



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