

Shadow Ridge South HOA

972-874-9541 • P.O. Box 271061 • Flower Mound, Texas • 75027-1061 • www.srshoa.org

November 10, 2023: Volume 21 Issue 4

REAL ESTATE SALES JULY – SEPTEMBER 2023

SHADOW RIDGE SOUTH

Based on 1 home sold
Sales Price: \$536,000
Price Per Sq. Ft.: \$222.96
Days on Market: 38

SIMILAR HOMES IN ALL OF FLOWER MOUND

Based on 79 homes old
Ave. Sales Price: \$549,573
Ave. Price Per Sq. Ft.: \$230.05
Ave. Days on Market: 17

COMPLIMENTS OF GALA LANGLEY

ERA CORNERSTONE

Why is Shadow Ridge South a Desirable Place to Live?

While you may have noticed longer days on market and a slight price decrease over the last few years, Shadow Ridge South (SRS) has not seen the price declines that other areas are experiencing.

SRS continues to be a very desirable place to live. Our home prices are one of the few neighborhoods that allow first time home buyers and those downsizing the opportunity to purchase in the desirable Town of Flower Mound. Our neighborhood is well maintained, and neighbors show pride in their homes. With its location next to top rated schools, great restaurants & coffee shops, grocery stores, high rated medical care, parks such as Shadow Ridge Park and Heritage Park, and its easy access to major highways and DFW Airport, it is no wonder homes sales continue the trend of quicker sales and steady prices.

IT'S TIME FOR ANOTHER ANNUAL MEETING

The Shadow Ridge South Homeowner's Association will have our required annual meeting on **Thursday, November 16, 2023 at 7:00 PM** at the **Library Program Room** located at 3300 Broadmoor Lane. As usual, we will be giving an update on what has happened in 2023 and presenting the budget for 2024. We have vacancies for three seats on the board of directors for two for a three-year term and one for a one-year term. We hope that some interested homeowners will consider running for the board and helping out our neighborhood.

The HOA board consists of five members and we meet every two months for about an hour per meeting. We communicate by email and telephone when issues come up between meetings. The HOA manager performs the inspections, pays the bills, mails letters, etc. and reports to the board. After members are elected to the board by homeowners at the annual meeting, the board elects officers including president, vice president, secretary, and treasurer at the following board meeting in December.

We wish that we could convince all 269 homeowners to come to this meeting but understand that there are a lot of you that are too busy or just not interested in attending. Please consider filling in a **Proxy** form and mailing, emailing, or faxing it to the HOA so we can meet the quorum requirements for the meeting. If you do attend, we will return your **Proxy** form to you when you arrive.

If you have issues to bring up for discussion, there will be a time at the meeting for homeowner questions and comments. We have received a lot of great input from our fellow homeowners in the past and appreciate your comments. We are all proud to live in Shadow Ridge South and are dedicated to preserving the quality of our neighborhood. We look forward to seeing you on November 16th!

2023 Board Members

President: Paul Zellar **Treasurer:** Gala Langley

Vice President: Kenneth Powell **Secretary:** Aaron Hoff **At Large:** Kimberly Standiford

Neighborhood at a Glance

FALL IS A GREAT TIME FOR PLANTING

It's that time of year when the blazing heat of summer gives way to cool nights and warm days. Fall is the perfect season for planting trees, shrubs, cool season annuals, perennials, and spring flowering bulbs. The soil is warm enough for root growth, yet the drying heat of summer has passed. This gives plants a chance to become well established with strong root systems, which will continue to grow even after air temperatures send the plant into dormancy above ground. Come spring, plants with well-established root systems can put all of their energy into producing lush leaves and flowers.

Spring flowering bulbs herald the start of the season and display a progression of color through the spring. There is a wealth of bulbs to add to your landscape, including Tulips, Daffodils, Crocus, Iris, Grape Hyacinth, and more. The best time to plant your bulbs is when the temperature is at or below 60 degrees. Let's do some fall planting and add some color to our neighborhood.



TOWN REPLACES HANDICAP RAMPS ON SILVERWOOD

The HOA contacted the Town of Flower Mound Streets Division about the sunken handicap ramp at the corner of Silverwood and Honey Mesquite as it is on a sidewalk used by students walking to and from Bluebonnet Elementary School and was a trip hazard. The Town then replaced that handicap ramp and the one across Silverwood as well that was also a trip hazard. The HOA is grateful for the help the Town of Flower Mound is providing to make our sidewalks safe.



September Yard of the Month 1909 Honey Mesquite



2023 Board Members

President: Paul Zellar **Treasurer:** Gala Langley

Vice President: Kenneth Powell **Secretary:** Aaron Hoff **At Large:** Kimberly Standiford