

Shadow Ridge South HOA

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June 5, 2023, 2022

REAL ESTATE SALES MARCH – MAY 2023

SHADOW RIDGE SOUTH

Based on 5 Homes Sold
Sales Price: \$534,460
Price Per Sq. Ft.: \$220.66
Days on Market: 34

SIMILAR HOMES IN ALL OF FLOWER MOUND

Ave. Sales Price: \$577,075
Ave. Price Per Sq. Ft.: \$220.04
Ave. Days on Market: 19

COMPLIMENTS OF GALA LANGLEY
POST OAK REALTY

PAINTING BRICK WALLS NOT ALLOWED

The HOA has researched the viability of painting exterior walls of homes in Shadow Ridge South and have decided that in order to preserve the value of homes in our neighborhood this shall not be allowed. Brick is a porous material and when it is painted this creates an impervious barrier that traps moisture inside the brick and leads to deterioration of the brick and the paint layer as well. This can result in paint blistering, peeling, bubbling, and mold and mildew on the wall. Painted brick has to be maintained and repainted every five to ten years. This paint layer is also relatively permanent as it goes into the pores of the brick and is very difficult to remove. Power-washing or sandblasting can damage the brick and mortar joints, so it all has to be painstakingly stripped away by hand using chemicals. For these reasons the HOA will not allow exterior brick walls to be painted in Shadow Ridge South.

FOXTAIL WEEDS HAZARDOUS TO PETS

The HOA has received complaints about the spread of Foxtail in our neighborhood and how it can be dangerous to pets. Foxtail has seed heads that have barbs that work their way into the feet, nose, and ears of pets and can be very painful for them as these barbs are not easily removed. Veterinarians recommend that you check your dogs for barbs after walking in areas with Foxtail. Smith Lawn and Tree, the landscape maintenance company for the HOA common areas, said that Foxtail is a form of barley grass and is difficult to treat without harming the good grass. They said that the hot dry summer last year resulted in loss of areas of these good grasses and the Foxtail has flourished in sparse areas. They said that they apply two pre-emergent treatments per year now and will add a third treatment in September in the future. The Foxtail is now dying off with the summer heat but will begin to grow again in April without treatment. They said that residents should apply pre-emergent treatments to their lawns and keep grass mowed to prevent Foxtail. A simple mixture of white vinegar and water sprayed at the roots will kill the Foxtail in your yard.



2023 Board Members

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

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

Neighborhood at a Glance

EASTER EGG HUNT

The Easter Egg Hunt was held on Sunday April 2nd at Shadow Ridge Park. Many thanks for Pat Zellar being the Easter Bunny and contributing the prizes and goody bags for the kids. The HOA provided 2,000 colored Easter eggs for the event. A good time was had by all.



DON'T FORGET THE HOA ARCHITECTURAL APPROVAL PROCESS

If you are planning improvements on the exterior of your home the HOA requires that you submit a Home Improvement Request form along with colors, materials and a drawing showing how it will look for approval. The Architectural Control Committee reviews these applications to make sure these improvements are designed to be within conformity and harmony with the external design, color, type and appearance in relation to the existing improvements of Shadow Ridge South. The HOA Guidebook has approved colors for fences, roofs, and trim for homes. If your plans include colors that differ from these guidelines you may submit a Home Improvement Request with color samples. Not required for approval are landscape improvements or projects like pools that do not have structures above ground. Also not required are structural, electrical, plumbing, mechanical, and interior improvements. The only things that will be reviewed are the appearance of improvements. This HOA approval is separate from the building permit process through the Town of Flower Mound where a much more complete set of drawings is required. The Architectural Control Committee makes reviewing these applications a very high priority and will normally complete them within a matter of days so as not to delay construction. We appreciate the effort and expense homeowners have to make their homes better and encourage improvements that upgrade the quality of our neighborhood.

May Yard of the Month 1916 Arrow Wood



June yard of the Month 1208 Indian Cherry



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