

Shadow Ridge South HOA

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

February 9, 2021: Volume 20 Issue 1

REAL ESTATE SALES JANUARY – DECEMBER 2020

SHADOW RIDGE SOUTH

Sales Price: \$378,600
Price Per Sq. Ft.: \$163.54
Days on Market: 10

SIMILAR HOMES IN ALL OF FLOWER MOUND

Ave. Sales Price: \$386,368
Ave. Price Per Sq. Ft.: \$156.04
Ave. Days on Market: 18



USE DOOR SIGN TO PROHIBIT SOLICITORS

The HOA does not have the authority to prevent solicitors from coming to our neighborhood but the Town of Flower Mound has a very restrictive ordinance that helps prevent them from bothering us. The easiest solution is to post a door sign.

Flower Mound Code of Ordinances Article IV Solicitation Activities sets forth the requirements for vendors soliciting business on residential premises. Sec. 18-263, **Exhibiting Card Prohibiting Solicitors** provides that any person desiring that no merchant or other person engage in a home solicitation at his residence shall exhibit in a conspicuous place upon or near the main entrance to the residence a weatherproof card not less than three inches by four inches in size, containing the words “**NO SOLICITORS.**” The letters shall not be less than two-thirds of an inch in height. This provision is legally enforceable.

Several Shadow Ridge South homeowners have placed **NO SOLICITORS; NO HANDBILLS** signs on their front doors. Not only do they not have solicitors knocking, but also the placing of handbills is almost nonexistent.

COMPLIMENTS OF GALA LANGLEY
ERA CONERSTONE REALTY

THE HOA, MAINTANING HOME VALUES

The Shadow Ridge South Homeowners Association was mandated by the Town of Flower Mound when our subdivision was created. The Town requires that all homeowners must be members of the HOA. For most of us our homes are our biggest investment and our financial security. The HOA is here to make sure that all homeowners' real estate values are secured by the preservation and maintenance of Shadow Ridge South. The majority of our activity is maintaining the Common Areas, which includes the contract for a landscape maintenance company to maintain HOA turf, trees, flower beds, and the sprinkler system to keep the landscaping attractive. We are also required to enforce our architectural standards to maintain the quality of the exterior of homes and landscaping of yards. The objective is to maintain the resale values of all homes in our subdivision so buyers will be attracted to our neighborhood. We are proud of the quality of Shadow Ridge South and will continue to work hard to preserve it. We wish to thank all of you for the great job you have done in maintaining your homes and yards to make our subdivision a desirable place to live.

2021 Board Members

President: Paul Zellar **Treasurer:** Perry Adams

Vice President: Kenneth Powell **Secretary:** Gala Langley **At Large:** Aaron Hoff

Neighborhood at a Glance

SCHEDULED ACTIVITIES FOR 2021

Easter Egg Giveaway: Sunday March 28, 2:00 PM thru 3:00PM at 1801 Sumac Drive

Spring Garage Sale: Saturday April 17, 8:00 AM till 2:00 PM.
Rain Date: Saturday April 24, same times.

Fall Garage Sale: Saturday September 18, 8:00 AM till 2:00 PM.
Rain Date: Saturday September 25, same times.



SOLUTIONS FOR BARE GROUND UNDER SHADE TREES

The builders of our homes at Shadow Ridge South planted Bermuda grass for our lawns, as this is a fast-growing turf that is great for the hot and dry North Texas climate. Unfortunately, it does not grow well in shaded areas, and as our trees have matured the Bermuda grass has died off and left large areas of bare dirt under them. The HOA's landscape maintenance company recommends homeowners first trim their trees to raise the canopy to let more sunlight through to the turf. One alternative for bare spots is St. Augustine sod (look for drought-tolerant varieties like Floratam/Tamstar) overseeded with Fescue. Another is Palisades Zoysia, a shade-tolerant alternative to St. Augustine that uses less water. Bermuda is still the best grass for sunny lawns, as it requires half the water of St. Augustine and isn't as vulnerable to disease or insect attacks.



EASTER EGG GIVEAWAY MARCH 28

Once again, the HOA Easter Egg Hunt will not be held in 2021 due to COVID-19 restrictions on gatherings. We will have an Easter Egg Giveaway where the HOA will provide parents Easter eggs so they can have their own Easter egg hunt with their children in their back yards safely. The Easter Egg Giveaway will be held on Sunday March 28 between the hours of 2:00 PM and 3:00 PM at 1801 Sumac Drive. Parents will be given a bag of 25 colored Easter eggs per child and the first 50 parents will be given an additional goody bag with special prizes from the Easter Bunny.



2021 Board Members

President: Paul Zellar **Treasurer:** Perry Adams

Vice President: Kenneth Powell **Secretary:** Gala Langley **At Large:** Aaron Hoff