

# Shadow Ridge South HOA

972-874-9541 • P.O. Box 271061 • Flower Mound, Texas • 75027-1061 • [www.srshoa.org](http://www.srshoa.org)

January 7, 2018: Volume 17 Issue 1

## REAL ESTATE SALES 4<sup>TH</sup> QUARTER 2017

### SHADOW RIDGE SOUTH

Sales Price: \$340,443  
Price Per Sq. Ft.: \$142.94  
Days on Market: 21

### SIMILAR HOMES IN ALL OF FLOWER MOUND

Ave. Sales Price: \$352,724  
Ave. Price Per Sq. Ft.: \$142.11  
Ave. Days on Market: 22

---

COMPLIMENTS OF GALA LANGLEY

ERA CONERSTONE REALTY

## WHEN RUNNING SPRINKLERS CAN BE DANGEROUS

Please make sure to turn off your sprinklers when the temperature is below freezing as this will result in a slippery patch of ice in sidewalks and streets. Also sprinklers running on sidewalks while children are walking to school forces them to walk out into the street to avoid getting soaked. Please be considerate and set your sprinklers to not run between the hours of 7:30 AM to 9:00 AM on school days to avoid this hazardous situation.



## THE HOA, PROTECTING YOUR INVESTMENT

When the subdivision plat for Shadow Ridge South was approved for development by the Town of Flower Mound in 1994 the Town required the developer to establish a mandatory homeowners association “to improve, beautify, maintain, manage, and operate the common properties and common facilities” of the subdivision and “to provide for architectural control of the lots within the subdivision; and to promote the recreation, health, safety, convenience and welfare of the members of the association.” Every homeowner is required to be a member of the homeowners association by the Town of Flower Mound. The HOA dedicates a lot of time and effort into fulfilling these duties and we are proud of the quality of our neighborhood.

The reality is that our homes are our biggest investment and our financial security. The HOA is here to make sure that all homeowners’ real estate investments 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 and the cost of irrigation water to keep the landscaping alive and appealing. We are also required to enforce our architectural standards to maintain the consistency of the homes and yards. The objective is to maintain the resale values of all homes in our subdivision, so when they go on the market 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.

### 2018 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 2018

**Easter Egg Hunt:** Sunday March 25, 3:00 PM at Shadow Ridge Park  
Rain Date: Sunday April 1, same time and place.

**Spring Garage Sale:** Saturday April 14, 8:00 AM till 2:00 PM.  
Rain Date: Saturday April 21, same times.

**Fall Garage Sale:** Saturday September 15, 8:00 AM till 2:00 PM.  
Rain Date: Saturday September 22, same times.

### **THANK YOU CATHY FOR HOLIDAY DECORATIONS**

The HOA would like to thank Cathy Tuzinski for her hard work in purchasing and putting up the great holiday decorations at the big wall at Catalpa. She said that she did it in honor of Lorraine Broomhall, a longtime HOA board member who passed away in 2015. Even with her failing health Lorraine always came out and helped with these holiday decorations at the Catalpa wall. Thank you Cathy for the great work you have done with these decorations at the entrance to our neighborhood.

### **ANNUAL MEETING ELECTION RESULTS**

The HOA held our annual meeting on November 9, 2017 as required by Texas law. At the end of the meeting elections for the board were held resulting in Paul Zellar and Gala Langley being re-elected for three year terms. Aaron Hoff was elected to serve a one year term on the board. Jiadong Wang chose not to run again after serving a one year term. The HOA would like to thank him for his service to the HOA and welcome Aaron to the board.

### ***Now is the time for weed control***

Healthy lawns with few weed problems require less maintenance over the summer months. Kill the weeds in spring before they have a chance to become established in summer. Most summer annual weeds germinate in the spring, months before the lawn has completely recovered from winter dormancy. Regular herbicide applications aren't a sufficient control measure on their own. A combination of herbicides and proper cultural care works best to eliminate weeds.

### ***Clean Up and Tune Up***

As the cold weather ends, a season's worth of sticks, rocks and dog droppings reveal themselves. Clean up any debris on the lawn, and rake and dispose of any dead grass to help grass plants grow unimpeded. Before the mowing season begins, sharpen the blade on your lawnmower or bring it to a local shop for a professional blade sharpening and tuneup.

### ***Aerate in Spring***

Before grass starts its active growing period in late spring, homeowners can get it off to a healthy start by aerating the lawn to provide oxygen and nutrients to plant roots. Lawn aeration removes small cylinders of soil from the lawn and is usually performed with a mechanical device. Aerating a lawn also controls thatch, the layer of living and dead material that occurs on the soil surface. Thatch greater than a 1/2-inch deep damages a lawn by creating an attractive environment for diseases and insects. Aerating increases the activity of soil microbes that help decompose thatch.



### **2018 Board Members**

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

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