

Shadow Ridge South HOA

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REAL ESTATE SALES JANUARY – DECEMBER 2023

SHADOW RIDGE SOUTH

Based on 12 Homes Sold
Sales Price: \$526,142
Price Per Sq. Ft.: \$217.22
Days on Market: 24

SIMILAR HOMES IN ALL OF FLOWER MOUND

Ave. Sales Price: \$548,990
Ave. Price Per Sq. Ft.: \$220.22
Ave. Days on Market: 22

COMPLIMENTS OF GALA LANGLEY
POST OAK REALTY

SRSHOA SELECTS PR LANDSCAPING AND IRRIGATION FOR LANDSCAPE MAINTENANCE

Shadow Ridge South HOA has contracted with PR Landscaping And Irrigation to provide landscape maintenance services for 2024. Smith Lawn And Tree had been the contractor since 2020, but the HOA was not satisfied with their level of service and the increase in contract costs. PR Landscaping And Irrigation was selected after a bid process with three landscape companies. The HOA will work with them to keep our common areas beautiful and controlling costs of watering and landscape repairs.

ANNUAL MEETING ELECTION RESULTS

The HOA held our annual meeting as required by Texas law. At the end of the meeting elections for the board were held resulting in Paul Zellar, Aaron Hoff and Gala Langley being re-elected. The HOA would like to thank Paul, Aaron and Gala for their service to Shadow Ridge South.

PREVENT BACKYARD RODENTS

There have been reports of field mice and rats in homeowner's back yards this fall that have probably migrated from the new home construction west of the neighborhood. According to the Flower Mound Animal Control Department, the main thing they are attracted to is our water. This includes swimming pools, bird baths, and puddles of water from excessive lawn watering. They are also attracted to sources of food such as pet food left outdoors, backyard garbage cans, and grills that have not been cleaned. These rodents also seek out shelter such as lumber piles, firewood on the ground, mulch piles, and backyard trash. We should all take care to eliminate as many of these things as possible to discourage them from making a home in our neighborhood. If we make it less inviting for these pests they will move on to where they can get more water, food, and shelter. If they become a nuisance and don't leave your yard Animal Control recommends calling a pest control company to trap and remove them.



2024 Board Members

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

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

Neighborhood at a Glance

SCHEDULED ACTIVITIES FOR 2024

Easter Egg Hunt: Sunday March 24 2:00 PM thru 3:00PM at Shadow Ridge Park
Rain Date: Saturday March 31, same times.

Spring Garage Sale: Saturday April 13, 8:00 AM till 2:00 PM.
Rain Date: Saturday April 20, same times.

Fall Garage Sale: Saturday October 12, 8:00 AM till 2:00 PM.
Rain Date: Saturday October 19, same times.



WHEN RUNNING SPRINKLERS CAN BE DANGEROUS

Please remember to turn off your sprinklers during freezing temperatures to avoid creating slippery ice patches on sidewalks and streets. Please be considerate and set sprinklers to not run between 7:30 AM and 9:00 AM on school days so that walking children aren't getting soaked by sprinklers near sidewalks. This also means fewer children walking in the streets to avoid the sprinklers, keeping them out of harm's way. Homeowners could also install a freeze/rain sensor on their controller to prevent running sprinklers in freezing weather or a rain event.

THE HOA, MAINTAINING 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.

PLANT TREES AWAY FROM FOUNDATIONS

Trees provide many benefits to homeowners, including shade and added property value. However, trees and large shrubs with shallow root systems that grow too close to your foundation can cause damage. These roots can travel under the foundation, causing cracks and even upheaval as they grow in diameter. They also draw a lot of water from the surrounding soil, which can make foundation issues even worse. If trees are too large to remove, foundation repair companies may recommend root severing at the foundation. However, it's best to avoid the problem entirely by planting far enough away from your home to keep the tree's roots a safe distance from the foundation once the tree has matured.

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