

Shadow Ridge South HOA

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REAL ESTATE SALES JANUARY – DECEMBER 2019

SHADOW RIDGE SOUTH

Sales Price: \$353,876
Price Per Sq. Ft.: \$153.17
Days on Market: 32

SIMILAR HOMES IN ALL OF FLOWER MOUND

Ave. Sales Price: \$368,524
Ave. Price Per Sq. Ft.: \$146.79
Ave. Days on Market: 31



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

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.



2020 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 2020

Easter Egg Hunt: Sunday April 5, 3:00 PM at Shadow Ridge Park
Rain Date: Sunday April 12, same time and place.

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

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

MANY THANKS FOR HELP WITH HOLIDAY DECORATIONS

The HOA would like to thank Cathy Tuzinski for her hard work in putting up the great holiday decorations at the big wall at Catalpa at the entrance to our neighborhood. She said that she did it in honor of Lorraine Broomhall, a longtime HOA board member who passed away in 2015. Thanks also to Pat Zellar for replacing the wreaths on the stone columns on Lexington and Spinks with larger ones with new decorations and solar lights. Also, thanks to various residents that decorated the trees on the median of Lexington with holiday bulbs and tinsel. Our neighborhood was well decorated with holiday cheer once again.

ANNUAL MEETING ELECTION RESULTS

The HOA held our annual meeting on November 18, 2019 as required by Texas law. At the end of the meeting, elections for the board were held resulting in Perry Adams being re-elected for a three-year term and Aaron Hoff re-elected to serve a one-year term. The HOA would like to thank Perry and Aaron for their service to Shadow Ridge South.

HOA MAJOR TREE TRIMMING

In November and December, the HOA worked with 1-2-Tree to perform major trimming on the trees in common areas on Spinks, Lexington, Basswood, and Catalpa. Branches were trimmed to raise canopies to allow the mature trees to grow and provide clearance above sidewalks and roadways. The Town of Flower Mound requires branches to be trimmed for 8 feet of clearance over sidewalks and 14 feet over roadways. This trimming also allows grass to grow again around the base of trees where shade from low branches had prevented growth.



SRS HOA SELECTS SMITH LAWN AND TREE FOR LANDSCAPE MAINTENANCE

Shadow Ridge South HOA has contracted with Smith Lawn and Tree to provide landscape maintenance services for 2020. JM Lawncare had been the contractor since 2015, but the HOA was not satisfied with their level of service. Smith Lawn and Tree 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.

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