

# Shadow Ridge South HOA

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## **REAL ESTATE SALES JULY – SEPTEMBER 2018**

### **SHADOW RIDGE SOUTH**

Sales Price: \$332,500  
Price Per Sq. Ft.: \$155.58  
Days on Market: 37

### **SIMILAR HOMES IN ALL OF FLOWER MOUND**

Ave. Sales Price: \$399,767  
Ave. Price Per Sq. Ft.: \$143.77  
Ave. Days on Market: 24

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COMPLIMENTS OF GALA LANGLEY

ERA CORNERSTONE REALTY

### ***Yard of the Month August 1613 Weatherwood***



### ***September 1913 Sumac***



## **IT'S TIME FOR ANOTHER ANNUAL MEETING**

The Shadow Ridge South Homeowner's Association will have our required annual meeting on **Wednesday, November 14, 2018 at 7:00 PM** at the **Police Community Room** located at 4150 Kirkpatrick Lane. As usual, we will be giving an update on what has happened in 2018 and presenting the budget for 2019. We have vacancies for two seats on the Board of Directors for one three-year term and one one-year term. We hope that some interested homeowners will consider running for the board and helping out our neighborhood.

The HOA board consists of five members and we meet every two months for about an hour per meeting. We communicate by e-mail and telephone when issues come up between meetings. The HOA manager performs the inspections, pays the bills, mails letters, etc. and reports to the board. After members are elected to the board by homeowners at the annual meeting, the board elects officers including President, Vice President, Secretary, and Treasurer at the following board meeting in December.

We wish that we could convince all 269 homeowners to come to this meeting but understand that there are a lot of you that are too busy or just not interested in attending. Please consider filling in a **Proxy** form and mailing, e-mailing, or faxing it to the HOA so we can meet the quorum requirements for the meeting. If you do attend we will return your **Proxy** form to you when you arrive.

If you have issues to bring up for discussion, there will be a time at the meeting for homeowner questions and comments. We have received a lot of great input from our fellow homeowners in the past and appreciate your comments. We are all proud to live in Shadow Ridge South and are dedicated to preserving the quality of our neighborhood. We look forward to seeing you on November 14th!

### **2018 Board Members**

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

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

# Neighborhood at a Glance

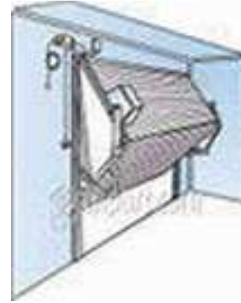
## Is Our Hot Real Estate Market Cooling Down?

There is much talk about a “slow down” in the housing market. The market over the past few years has seen a shortage of homes for sale driving an increase in housing prices causing affordability issues in the housing market. As interest rates have increased and the number of homes for sale, both new and pre-owned, has increased, the market seems to be a little slower. However, we still have a good real estate market; it is just what some real estate professionals call “getting back to normal”.

This makes it even more important to maintain pride in your home and pride in our neighborhood. Whether you are a home owner, a tenant, a landlord, or planning to sell your home, you can play a role in keeping the home values in our neighborhood up.

Whether you are looking to sale or plan to live in your home for many more years, look at your home as a potential buyer. Does your curb appeal need sprucing up? Check the condition of the landscaping. Keep your lawn mowed and your bushes neatly manicured. Get fresh mulch. Check to see if your house needs painting, touch up paint, wood rot repair or power washing. Observe how your window treatments look from the outside. If you plan to sale, not over pricing your home will also make for a quicker sale.

Being a responsible neighbor and maintaining your home helps keep our neighborhood attractive to not only those that live here but also to those potential buyers looking for a good place to call home.



## Garage Door and Opener Maintenance

Your garage doors and openers are one of your home's largest moving and most frequently used systems. It is typically used every day. Over time, parts can wear out and break, creating potential safety problems. You should conduct monthly safety checks and maintenance on your garage door and opener. An annual visit from a trained door technician can keep your door operating safely and smoothly for a long time.

Door springs will generally last seven to ten years depending on its use. Springs can squeak and be noisy. This is normal and does not necessarily indicate a problem. Use a spray-on lubricant every six months. If the noise persists or the springs look worn, call a professional door technician as these items are under high tension.

Above all else, if in doubt, call a service professional.



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