

Shadow Ridge South HOA

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REAL ESTATE SALES JULY – SEPTEMBER 2019

SHADOW RIDGE SOUTH

Sales Price: \$332,500
Price Per Sq. Ft.: \$153.23
Days on Market: 26

SIMILAR HOMES IN ALL OF FLOWER MOUND

Ave. Sales Price: \$370,820
Ave. Price Per Sq. Ft.: \$149.68
Ave. Days on Market: 26

IT'S TIME FOR ANOTHER ANNUAL MEETING

The Shadow Ridge South Homeowner's Association will have our required annual meeting on **Monday, November 18, 2019 at 7:00 PM** at the **Library Program Room** located at 3030 Broadmoor Lane. As usual, we will be giving an update on what has happened in 2019 and presenting the budget for 2020. 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.

COMPLIMENTS OF GALA LANGLEY
ERA CORNERSTONE REALTY

Yard of the Month September 1824 Flatwood



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 18th!

2019 Board Members

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

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

Neighborhood at a Glance

FALL IS A GREAT TIME FOR PLANTING

It's that time of year when the blazing heat of summer gives way to cool nights and warm days. Fall is the perfect season for planting trees, shrubs, cool season annuals, perennials, and spring flowering bulbs. The soil is warm enough for root growth, yet the drying heat of summer has passed. This gives plants a chance to become well established with strong root systems, which will continue to grow even after air temperatures send the plant into dormancy above ground. Come spring, plants with well established root systems can put all of their energy into producing lush leaves and flowers.

Spring flowering bulbs herald the start of the season and display a progression of color through the spring. There are a wealth of bulbs to add to your landscape, including Tulips, Daffodils, Crocus, Iris, Grape Hyacinth, and more. The best time to plant your bulbs is when the temperature is at or below 60 degrees. Let's do some fall planting and add some color to our neighborhood.



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THINK SAFETY WHEN PARKING IN THE STREET

The HOA has received complaints recently about so many vehicles parked in our streets causing a safety hazard for drivers and pedestrians. There have been some close calls with drivers having to stop and back up to avoid head on collisions with other cars due to the narrow lane open between parked cars on both sides of the street. This is especially dangerous on corners where parked cars block the view of drivers making turns. Please consider safety when parking in our streets and park at least 20 feet from corners and allow as much driving clearance from the car parked on the other side of the street as possible. Park in driveways when possible without blocking sidewalks as this forces pedestrians to walk in the street. Please let your teenage drivers know about this situation as they might not be aware of these hazards.



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