

Shadow Ridge South HOA

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August 1, 2018: Volume 17 Issue 3

REAL ESTATE SALES **APRIL – JUNE 2018**

SHADOW RIDGE SOUTH

Based on 4 Homes Sold
Sales Price: \$365,250
Price Per Sq. Ft.: \$156.16
Days on Market: 14

SIMILAR HOMES **IN ALL OF FLOWER MOUND**

Ave. Sales Price: \$386,222
Ave. Price Per Sq. Ft.: \$149.34
Ave. Days on Market: 15

COMPLIMENTS OF GALA LANGLEY
ERA CORNERSTONE REALTY

Yard of the Month ***June*** ***1833 Flatwood***



July ***1229 Silverwood***



SMART WAYS TO WATER YOUR LAWN

Our neighborhood lawns are now made up of Bermuda, St. Augustine, and Zoysia grass. For Bermuda and Zoysia grass it is recommended to water it a total of one inch per week. If you have St. Augustine grass it is recommended to water it a total of two inches per week. Irrigate in shorter bursts to give water a chance to soak in, and allow 30 minutes or more between cycles.

An easy way to measure how much water is going on your grass is to place a 6-ounce tuna can on your lawn while your sprinklers are running. When the can is full, you've applied one inch of water. If you start to notice runoff before the can is full, turn off the water. Then, hold off about an hour to let the grass soak up the water, resume watering the grass and stop when the tuna can fills up.

Water early in the morning, before 10 a.m. Watering from midmorning to late afternoon can cause one-third of your water to evaporate. Also, avoid watering in the evening, as lawns left wet overnight are more susceptible to diseases.

Monitor your lawn for signs of stress, such as wilting and discoloration. When you first spot wilting, you've got 24 to 48 hours to act before your lawn is seriously damaged. Make sure your system is working properly.

The key to watering lawns is to apply water infrequently, yet thoroughly. This creates a deep, well-rooted lawn that efficiently uses the water that is stored in the soil.

2018 Board Members

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

Neighborhood at a Glance

Some Back to School Safety Tips

Nationwide, injury to pedestrians is the second-leading cause of unintentional injury and related death among children age 5 to 14 years old. With the number of children in our neighborhood, we should be extra careful during the peak school hours. Here are a few tips to reduce the risks of the children in our neighborhood.

Walking to School

Parents teach your children to look left, then right, and then left again before EVER crossing a street, even if they have the right of way. Insist on adult supervision at crosswalks.

Choose the route to school or the bus stop that is the safest for your child. Take the same route every day and avoid short cuts.

Trim shrubs and trees that overhang sidewalks to allow safe passage for pedestrians

Have kids walk on sidewalks and avoid walking in the street.

Avoid running sprinklers during the morning hours when children will be walking to school.

Riding a Bicycle to School

The No. 1 rule: Always wear a bike helmet. Head injury is the leading cause of death in bicycle crashes. Bicycle helmets can reduce the risk of head injury by as much as 85 percent.

Drivers

Before turning into a crosswalk, look **very** carefully for pedestrians, especially during school hours.

Be careful when backing out of driveways and turning corners. Children have a tendency to dart into an intersection.

Avoid parking on sidewalks and forcing pedestrians to go into the street to get around. Obey speed limits and allow extra time to stop.

TIPS FOR REPLACING YOUR WOOD FENCE

Since the original fences provided by our builders are getting old and in poor condition, it is time for many homeowners to replace their wood fences. The best replacement is a cedar fence with steel posts set in concrete. Here are some tips from research with contractors:

1. Make sure your contract includes the building permit required by the Town of Flower Mound and demolition and hauling away of the old fence,
2. Contact your adjoining neighbors and have them participate.
3. The best design uses a treated 2-by-6 “rot board” at the bottom of the fence that allows the bottom of the cedar pickets to avoid groundwater. The pickets should not be nailed to the rot board or they will be damaged when the rot board needs to be replaced. There should be a horizontal rail above the rot board that the pickets are nailed to.
4. Specify flat caps on the galvanized fence posts, as the domed caps may extend above the top of the fence.
5. One option for staining is to get the wood “pre-dipped” so that when it is delivered it is already stained. While this does eliminate the need to stain later, you are taking the chance that the wood was not properly cured before it was dipped and may warp or shrink once it is exposed to the sun.
6. If you do not get your wood pre-dipped, wait for 30 days to let the wood dry out before staining. Stains with more pigment protect the wood longer, so a clear stain will give you the least protection.

A new fence enhances the look of your home and adds to the enjoyment of children playing in our back yards. Shadow Ridge South remains a desirable neighborhood as homeowners spend their hard earned money and time to make these kind of improvements.

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