

Shadow Ridge South HOA

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REAL ESTATE SALES APRIL – JUNE 2023

SHADOW RIDGE SOUTH

Based on 6 Homes Sold
Sales Price: \$540,717
Price Per Sq. Ft.: \$221.61
Days on Market: 29

SIMILAR HOMES IN ALL OF FLOWER MOUND

Ave. Sales Price: \$569,762
Ave. Price Per Sq. Ft.: \$215.81
Ave. Days on Market: 17



HOA REPAIRS STONE COLUMN AND BRICK WALL

A stone column on the wall at Lexington and Catalpa was leaning due to foundation problems and the HOA was concerned that it could fall over and create a major problem. After a long search we found a contractor that had performed several stone column foundation repairs before in the Denton County area. They dug around the column and installed five steel piers under the foundation and adjusted them to make the column vertical again. Repairs were then made to the wrought iron fence and stone wall that were damaged from the column movement.

The other major repair was to the brick screen wall on Spinks where a section was leaning out and was about to fail. The HOA brick repair contractor rebuilt two columns and three panels of the wall once he found matching brick. The HOA has to repair this wall every year due to the poor quality of workmanship and materials when it was originally built in the early 1990's.

COMPLIMENTS OF GALA LANGLEY
POST OAK REALTY

FALL GARAGE SALE

Once again, it's time to clear the clutter! The Fall Garage Sale will be held **Saturday October 14 from 8:00 am until 2:00 pm**. Rain dates will be for the following Saturday, October 21 at the same times. The HOA changed the fall garage sale from September to October as there were complaints that it was too hot in September. We do all the advertising for you, so set up a table or two and get rid of some of your unwanted items and make some money. As always, your clutter is someone else's treasure.



2023 Board Members

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

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

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.

Yard of the Month

July

1905 Honey Mesquite



August

1700 Weatherwood



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