

# Shadow Ridge South HOA

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May 29, 2024

## **REAL ESTATE SALES JANUARY – APRIL 30, 2024**

### **SHADOW RIDGE SOUTH**

Based on 3 Homes Sold  
Sales Price: \$534,333  
Price Per Sq. Ft.: \$238.06  
Days on Market: 32

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

Ave. Sales Price: \$575,870  
Ave. Price Per Sq. Ft.: \$219.60  
Ave. Days on Market: 29

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COMPLIMENTS OF GALA LANGLEY  
POST OAK REALTY

## **Summer is here**

Take note that the last day of school for summer break is May 24<sup>th</sup>. Please take extra caution when driving as the kids in our neighborhood will be very active outdoors on the sidewalks and yards up till dark.



## **SOLUTIONS FOR BARE GROUND UNDER SHADE TREES**

The builders of our homes at Shadow Ridge South originally planted Bermuda grass for our lawns, as this is a fast-growing turf that is great for the hot and dry North Texas climate. Unfortunately, it does not grow well in shaded areas, and as our trees have matured the Bermuda grass has died off and left areas of bare dirt under them. The HOA's landscape maintenance company recommends homeowners first trim their trees to raise the canopy to let more sunlight through to the turf. The recommended alternative for shaded bare spots is Palisades Zoysia sod. Another shade-tolerant alternative to Bermuda is St. Augustine but this is no longer recommended as it is not draught tolerant and is vulnerable to disease or insect attacks. Bermuda is still the best grass for sunny lawns and the HOA will continue using it for our common areas.



### **2024 Board Members**

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

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

# Neighborhood at a Glance

## EASTER EGG HUNT

The Easter Egg Hunt was held on Sunday March 24th at Shadow Ridge Park. The HOA provided 2,000 colored Easter eggs for the event. A good time was had by all.



## May Yard of the Month 1916 Arrow Wood



## DON'T FORGET THE HOA ARCHITECTURAL APPROVAL PROCESS

If you are planning improvements on the exterior of your home the HOA requires that you submit a Home Improvement Request form along with colors, materials and a drawing showing how it will look for approval. The Architectural Control Committee reviews these applications to make sure these improvements are designed to be within conformity and harmony with the external design, color, type and appearance in relation to the existing improvements of Shadow Ridge South. The HOA Guidebook has approved colors for fences, roofs, and trim for homes. If your plans include colors that differ from these guidelines you may submit a Home Improvement Request with color samples. Not required for approval are landscape improvements or projects like pools that do not have structures above ground. Also not required are structural, electrical, plumbing, mechanical, and interior improvements. The only things that will be reviewed are the appearance of improvements. This HOA approval is separate from the building permit process through the Town of Flower Mound where a much more complete set of drawings is required. The Architectural Control Committee makes reviewing these applications a very high priority and will normally complete them within a matter of days so as not to delay construction. We appreciate the effort and expense homeowners have to make their homes better and encourage improvements that upgrade the quality of our neighborhood.

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