

Shadow Ridge South HOA

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REAL ESTATE SALES

THIRD QUARTER 2017

SHADOW RIDGE SOUTH

Sales Price: \$366,975
Price Per Sq. Ft.: \$148.12
Days on Market: 8

SIMILAR HOMES IN ALL OF FLOWER MOUND

Ave. Sales Price: \$416,940
Ave. Price Per Sq. Ft.: \$144.27
Ave. Days on Market: 24

COMPLIMENTS OF GALA LANGLEY

ERA Cornerstone Realty

BRING IN YOUR TRASH BINS

The Town of Flower Mound has an ordinance that trash bins and bulk items shall be placed on the street no sooner than the day before trash day and removed from the street no longer than the day after trash day. The HOA requires that trash cans should be stored out of public view. If stored on the side of the property they must be behind the front line of the home. It reflects poorly on our neighborhood when there are trash bins and bulk items left in front of homes for several days. It is also a safety hazard for cars and delivery vehicles to have to drive around these bins along with cars parked on the street.



IT'S TIME FOR ANOTHER ANNUAL MEETING

The Shadow Ridge South Homeowner's Association will have our required annual meeting on **Thursday, November 9, 2017 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 2017 and presenting the budget for 2018. We have vacancies for three seats on the board of directors for one three year term, and two one year terms. 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 email 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 9th!

2017 Board Members

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

Vice President: Kenneth Powell **Secretary:** Gala Langley **At Large:** Jiadon Wang

Neighborhood at a Glance

August Yard of the Month 1816 Sumac



September Yard of the Month 1904 Treeline



BEWARE OF PACKAGE THIEVES

As the holiday season is upon us and more Americans are shopping online, there is an ongoing problem with package thieves. We have recently received reports of packages being stolen from doorsteps after delivery or being opened and items purchased replaced with unwanted items. Often, thieves are following delivery trucks or simply driving neighborhoods looking for packages in open view. There are a few ways to minimize or prevent your packages from being stolen:

1. Require a signature for your packages
2. Have your package delivered to your office or a post office box
3. Have the delivery company notify you when the package is to arrive and make plans for a neighbor or someone to intercept the package
4. Write specific instructions for leaving your packages such as hidden behind a bush or on the side of your house
5. Many homeowners are now installing inexpensive security cameras

As always please remain vigilant and report any suspicious activity to local authorities.

NEW LIGHTS AT CATALPA WALL

The HOA recently replaced the ground mounted flood lights at the Catalpa wall at the entrance to our subdivision with new energy efficient LED fixtures. The old fixtures were installed in 2009 and the 150 Watt metal halide bulbs would burn out every six months. The new 39 Watt LED fixtures are specified to last 100,000 hours, which should be around 20 years at the present usage. The fixtures now light up the beautiful landscape beds, ornamental trees, and stone wall at the main entrance to Shadow Ridge South at night.



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