

Shadow Ridge South HOA

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REAL ESTATE SALES JANUARY – MARCH 2019

SHADOW RIDGE SOUTH

Based on 2 Homes Sold
Sales Price: \$325,500
Price Per Sq. Ft.: \$148.57
Days on Market: 113

SIMILAR HOMES IN ALL OF FLOWER MOUND

Ave. Sales Price: \$403,682
Ave. Price Per Sq. Ft.: \$143.65
Ave. Days on Market: 49

COMPLIMENTS OF GALA LANGLEY

ERA CORNERSTONE REALTY

UPDATE OF YARD ART GUIDELINES

YARD ART - If residents choose to have yard art in their front yards, it shall be composed of stone, wood, masonry, iron, or metals in earth tones. No plastic objects or artificial flowers are allowed to be in the front yard. A request for approval for any other objects must be submitted to the Board of Directors. Holiday lights and decorations are acceptable, but need to be removed in a timely manner.



SEVERE WEATHER SAFETY AND SURVIVAL PLANNING AHEAD FOR SEVERE WEATHER

Remember you need to have a plan for wherever you may be when a tornado strikes - at home, at school, at work, on the road or in a public building. In North Texas, we need to be concerned about severe thunderstorms, wind, hail, lightning, flash flooding and tornadoes. You must be able to get to your safe shelter area quickly - you may only have seconds to act! **Your first step to surviving a tornado is to develop a plan before storms are on the horizon.**

Developing a Tornado Safety Kit

These items would be extremely useful to have in your storm shelter, or to take with you to your storm shelter, when severe weather strikes.

Disaster Supply Kit

You should store your emergency supplies as close to your shelter as possible.

Battery Operated Weather Radio

You will want to be able to monitor the latest information directly from your National Weather Service. The radio should be placed by the bed so that you will be alerted in the case of a storm.

A Map to Track Storms

You will need to be able to track the progress of the storm. Since warning texts include county names, a county outline map of your area is a great thing to keep handy.

Shoes

This will be very important if your home is damaged and you must walk across broken glass or other debris!

Identification

You may need identification to move around in the area should significant damage occur.

Your Car Keys

If your car is drivable, you will need the keys to be able to use it. It's a good idea to keep an extra set in your shelter area.

Cell Phone

If there is phone service, you will certainly want your phone. However, remember that cell phone service may be interrupted after a tornado or other disaster!

2019 Board Members

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

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

Neighborhood at a Glance

HAVE YOU REPLACED YOUR SMOKE DETECTORS?

How often should the smoke alarms in your home be replaced? If you don't know, you're not alone. The correct answer: every 10 years.

That lack of awareness means some U.S. homes may have smoke alarms that have outlasted their full functionality, putting people at increased risk in the event of a home fire. NFPA statistics show that three out of five U.S. home fire deaths occur in homes with no smoke alarms or no working alarms.

Almost one in five Americans who have smoke alarms (19 percent) say the oldest smoke alarm they currently have in their home is 10+ years old. Nearly one in five Americans who have smoke alarms (18 percent) are not at all sure how old the oldest smoke alarm they currently have in their home is.

When asked how often they should replace smoke alarms, nine in 10 Americans (90 percent) did not select the correct answer, which is once every 10 years.

Working smoke alarms reduce the risk of dying in a home fire in half. That's why it's so important to make sure they're working properly.

A smoke alarm's age can be determined by looking on the back or side of the smoke alarm, where the date of manufacture can be found. Smoke alarms should be replaced 10 years from that date (*not* the date of purchase or installation). In addition, smoke alarms should be tested monthly, and batteries should be replaced when they begin to chirp, signaling that they're running low.



SPRING GARAGE SALE

Once again it's time to clear the clutter! The Shadow Ridge South Spring Garage sale will be held Saturday April 6 from 8:00 am until 2:00 pm. Rain dates will be for the following Saturday, April 13 at the same times. 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.



EASTER EGG HUNT

***Sunday April 14th at 3:00pm at Shadow Ridge Park
Rain Date: Sunday April 21 same time and place***

Get your baskets ready and hop on down to Shadow Ridge Park for our Annual Neighborhood Easter Egg Hunt. The Easter Bunny will be there to get the hunt started **promptly** at 3:00 pm. Separate areas will be allocated for the different age groups: 2 and under, 3 thru 6 and 7 and above. So come, have fun and socialize with friends and neighbors and enjoy an afternoon together. Don't forget your camera!

SOLUTIONS FOR BARE GROUND UNDER TREES

The builders of our homes at Shadow Ridge South 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 large 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. One alternative for bare spots is St. Augustine sod (look for drought-tolerant varieties like Floratam/Tamstar) overseeded with Fescue. Another is Palisades Zoysia, a shade-tolerant alternative to St. Augustine that uses less water. Bermuda is still the best grass for sunny lawns, as it requires half the water of St. Augustine and isn't as vulnerable to disease or insect attacks.

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