

Shadow Ridge South HOA

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REAL ESTATE SALES JANUARY – MARCH 2018

SHADOW RIDGE SOUTH

Based on 3 Homes Sold
Sales Price: \$368,500
Price Per Sq. Ft.: \$150.10
Days on Market: 10

SIMILAR HOMES IN ALL OF FLOWER MOUND

Ave. Sales Price: \$360,099
Ave. Price Per Sq. Ft.: \$145.19
Ave. Days on Market: 19

COMPLIMENTS OF GALA LANGLEY

ERA CORNERSTONE REALTY

Watch out for kids on the street

With school letting out for the summer, there will be more children out and about on the streets. Drivers should stay alert and be on the lookout for kids that could run into the street. Children are not always aware of their surroundings and do not always look before running onto the street.



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 Board of Directors 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 Board 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.



2018 Board Members

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

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

Neighborhood at a Glance

Easter Egg Hunt Pics



Yard of the Month for May 1208 Indian Cherry



SOLUTIONS FOR BARE GROUND UNDER SHADE 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 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.

BEING RESPONSIBLE FOR YOUR PET

We all love our dogs and value them as important members of our families. They give us love and companionship and can enhance the security of our homes with their watchfulness. Unfortunately, there are some homeowners that do not clean up after them when they leave their droppings around the neighborhood. Not only does this reflect poorly on the quality of our subdivision with unsightly deposits in yards and sidewalks, but it is a health hazard to our children and can impact local water quality if washed into nearby streams by rainstorms. Please be responsible for cleaning up after your dog and consider the mothers with strollers and children playing in our front yards and sidewalks. Let's all work together to make Shadow Ridge South a clean and healthy place to live.



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