

# Shadow Ridge South HOA

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## **REAL ESTATE SALES AUGUST – OCTOBER 2024**

### **SHADOW RIDGE SOUTH**

Based on 1 home sold  
Sales Price: \$506,000  
Price Per Sq. Ft.: \$224.69  
Days on Market: 30

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

Based on 74 homes old  
Ave. Sales Price: \$572,000  
Ave. Price Per Sq. Ft.: \$224.43  
Ave. Days on Market: 22

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COMPLIMENTS OF GALA LANGLEY

ERA CORNERSTONE

## **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. Please be responsible for cleaning up after your dog and consider the mothers with strollers and children playing in our front yards and sidewalks. Lets all work together to make Shadow Ridge South a clean and healthy place to live.



## **IT'S TIME FOR ANOTHER ANNUAL MEETING**

The Shadow Ridge South Homeowner's Association will have our required annual meeting on **Wednesday, November 20, 2024 at 7:00 PM** at the **Library Program Room** located at 3300 Broadmoor Lane. As usual, we will be giving an update on what has happened in 2024 and presenting the budget for 2025. We have vacancies for two seats on the board of directors for a three-year term and for a one year term. 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, emailing, 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 20th!

### 2024 Board Members

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

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

# Neighborhood at a Glance

## ***Now is the time for weed control***

Tired of pulling weeds? Reduce the time you spend in your yard this spring and summer by applying a pre-emergent herbicide in late February/early March. Follow up with a conventional herbicide or manual removal for any plants that have already germinated. Also, be sure to repair bare spots with sod or seed mixtures before less-desirable species have a chance to establish themselves. For mulched beds, be sure to apply compost before adding more mulch

## ***Clean Up and Tune Up***

As the cold weather ends, a season's worth of sticks, rocks and dog droppings reveal themselves. Clean up any debris on the lawn, and rake and dispose of any dead grass to help grass plants grow unimpeded. Before the mowing season begins, sharpen the blade on your lawnmower or bring it to a local shop for a professional blade sharpening and tuneup.

## ***Aerate in Spring***

Before grass starts its active growing period in late spring, homeowners can get it off to a healthy start by aerating the lawn to provide oxygen and nutrients to plant roots. Lawn aeration removes small cylinders of soil from the lawn and is usually performed with a mechanical device. Aerating a lawn also controls thatch, the layer of living and dead material that occurs on the soil surface. Thatch greater than a 1/2-inch deep damages a lawn by creating an attractive environment for diseases and insects. Aerating increases the activity of soil microbes that help decompose thatch.

## **THINK SAFETY WHEN PARKING IN THE STREET**

The HOA has received complaints recently about so many vehicles parked in our streets causing a safety hazard for drivers and pedestrians. There have been some close calls with drivers having to stop and back up to avoid head on collisions with other cars due to the narrow lane open between parked cars on both sides of the street. This is especially dangerous on corners where parked cars block the view of drivers making turns. Please consider safety when parking in our streets and park at least 20 feet from corners and allow as much driving clearance from the car parked on the other side of the street as possible. Park in driveways when possible without blocking sidewalks as this forces pedestrians to walk in the street. Please let your teenage drivers know about this situation as they might not be aware of these hazards.

## **September Yard of the Month 1917 Tree Line**



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