

# Shadow Ridge South HOA

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## **REAL ESTATE SALES JANUARY – DECEMBER 2018**

### **SHADOW RIDGE SOUTH**

Sales Price: \$347,885  
Price Per Sq. Ft.: \$151.98  
Days on Market: 32

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

Ave. Sales Price: \$387,600  
Ave. Price Per Sq. Ft.: \$144.90  
Ave. Days on Market: 26

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COMPLIMENTS OF GALA LANGLEY  
ERA CONERSTONE REALTY

## **WHEN RUNNING SPRINKLERS CAN BE DANGEROUS**

Please remember to turn off your sprinklers during freezing temperatures to avoid creating slippery ice patches on sidewalks and streets. Please be considerate and set sprinklers to not run between 7:30 AM and 9:00 AM on school days so that walking children aren't getting soaked by sprinklers near sidewalks. This also means fewer children walking in the streets to avoid the sprinklers, keeping them out of harm's way.



## **THE HOA, PROTECTING YOUR INVESTMENT**

When the subdivision plat for Shadow Ridge South was approved for development by the Town of Flower Mound in 1994, the Town required the developer to establish a mandatory homeowners association “to improve, beautify, maintain, manage, and operate the common properties and common facilities” of the subdivision and “to provide for architectural control of the lots within the subdivision; and to promote the recreation, health, safety, convenience and welfare of the members of the association.” Every homeowner is required to be a member of the homeowners’ association by the Town of Flower Mound. The HOA dedicates a lot of time and effort into fulfilling these duties and we are proud of the quality of our neighborhood.

The reality is that our homes are our biggest investment and our financial security. The HOA is here to make sure that all homeowners’ real estate investments are secured by the preservation and maintenance of Shadow Ridge South. The majority of our activity is maintaining the Common Areas, which includes the contract for a landscape maintenance company and the cost of irrigation water to keep the landscaping alive and appealing. We are also required to enforce our architectural standards to maintain the consistency of the homes and yards. The objective is to maintain the resale values of all homes in our subdivision, so when they go on the market buyers will be attracted to our neighborhood. We are proud of the quality of Shadow Ridge South and will continue to work hard to preserve it. We wish to thank all of you for the great job you have done in maintaining your homes and yards to make our subdivision a desirable place to live.

### **2019 Board Members**

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

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

# Neighborhood at a Glance

## SCHEDULED ACTIVITIES FOR 2019

**Spring Garage Sale:** Saturday April 6, 8:00 AM till 2:00 PM. Rain Date: Saturday April 13, same times.

**Easter Egg Hunt:** Sunday April 14, 3:00 PM at Shadow Ridge Park. Rain Date: Sunday April 21, same time and place.

**Fall Garage Sale:** Saturday September 14, 8:00 AM till 2:00 PM. Rain Date: Saturday September 21, same times.

## MANY THANKS FOR HELP WITH HOLIDAY DECORATIONS

The HOA would like to thank Cathy Tuzinski for her hard work in putting up the great holiday decorations at the big wall at Catalpa at the entrance to our neighborhood. She said that she did it in honor of Lorraine Broomhall, a longtime HOA board member who passed away in 2015. Thanks also to Pat Zellar for adding the solar lights to the wreaths on the stone columns on Lexington and Spinks. Also, thanks to various residents that decorated the trees on the median of Lexington with holiday bulbs and tinsel. Our neighborhood was well decorated with holiday cheer.

## ANNUAL MEETING ELECTION RESULTS

The HOA held our annual meeting on November 14, 2018 as required by Texas law. At the end of the meeting, elections for the board were held resulting in Kenneth Powell being re-elected for a three-year term and Aaron Hoff re-elected to serve a one-year term. The HOA would like to thank Kenneth and Aaron for their service to Shadow Ridge South.

## *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 tune up.

## *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.



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