

Shadow Ridge South HOA

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REAL ESTATE SALES JANUARY – DECEMBER 2025

SHADOW RIDGE SOUTH

Based on 10 Homes Sold
Sales Price: \$546,680
Price Per Sq. Ft.: \$241.25
Days on Market: 39

SIMILAR HOMES IN ALL OF FLOWER MOUND

Ave. Sales Price: \$563,597
Ave. Price Per Sq. Ft.: \$227.91
Ave. Days on Market: 35

COMPLIMENTS OF GALA LANGLEY
POST OAK REALTY

ANNUAL MEETING ELECTION RESULTS

The HOA held our annual meeting on November 20, 2025 as required by Texas law. At the end of the meeting elections for the board were held resulting in Kimberly Standiford, and Jim Rich being re-elected. The HOA would like to thank Kimberly and Jim for their service to Shadow Ridge South



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 Architectural Control Committee 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 Architectural Control Committee 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.

2026 Board Members

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

Vice President: Kenneth Powell **Secretary:** Kimberly Standiford **At Large:** James Rich

Neighborhood at a Glance

SCHEDULED ACTIVITIES FOR 2026

Easter Egg Hunt: Sunday March 29, 3:00PM at Shadow Ridge Park
Rain Date: Sunday April 5, same times.

Spring Garage Sale: Saturday April 11, 8:00 AM till 2:00 PM.
Rain Date: Saturday April 18, same times.

Fall Garage Sale: Saturday October 3, 8:00 AM till 2:00 PM.
Rain Date: Saturday October 10, same times.



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. Homeowners could also install a freeze/rain sensor on their controller to prevent running sprinklers in freezing weather or a rain event.

THE HOA, MAINTAINING HOME VALUES

The Shadow Ridge South Homeowners Association was mandated by the Town of Flower Mound when our subdivision was created. The Town requires that all homeowners must be members of the HOA. For most of us our homes are our biggest investment and our financial security. The HOA is here to make sure that all homeowners' real estate values 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 to maintain HOA turf, trees, flower beds, and the sprinkler system to keep the landscaping attractive. We are also required to enforce our architectural standards to maintain the quality of the exterior of homes and landscaping of yards. The objective is to maintain the resale values of all homes in our subdivision so 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.

Upcoming Trail Improvements Along Basswood Drive

The Town of Flower Mound is moving forward with an extension of the parks trail system that will connect Shadow Ridge Park to Shadow Ridge Middle School. This project will improve safety and accessibility by widening the existing sidewalk to eight feet, making it more comfortable and usable for walkers, runners, cyclists, and families. Once complete, the expanded trail will provide a smoother, more connected route for residents and students traveling between the park, the school, and surrounding neighborhoods.

A short portion of this work will take place along HOA property on Basswood Drive. In this area, the existing sidewalk will be removed and replaced as part of the widened trail. Additionally, the handicap ramps at the intersection will be rebuilt to meet current ADA standards. While this may cause some temporary inconvenience during construction, these updates will result in a safer, more accessible pathway that benefits the entire community for years to come.