

# Shadow Ridge South HOA

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## **REAL ESTATE SALES** **DECEMBER 11, 2019 – MARCH 11, 2020**

### **SHADOW RIDGE SOUTH**

1 home sold – 1 story  
Sales Price: \$320,000  
Price Per Sq. Ft.: \$181.51  
Days on Market: 37

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

Ave. Sales Price: \$393,969  
Ave. Price Per Sq. Ft.: \$152.90  
Ave. Days on Market: 49

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COMPLIMENTS OF GALA LANGLEY  
ERA CORNERSTONE REALTY

## **HAVE YOUR OWN EASTER EGG HUNT**

The HOA Easter Egg Hunt scheduled for Sunday April 5 has been cancelled due to recommendations for social distancing for COVID-19. As an alternative the HOA would like to give out the colored Easter eggs and goody bags that have been purchased for the event to Shadow Ridge South parents so they can have their own backyard Easter egg hunts with their children. We will be setting up a table at the Sumac Drive cul-de-sac at 3:00 PM on Sunday April 5 to give out bags of colored eggs and goody bags to parents for this purpose. We think this is the best alternative for the health of our families and allow children to have some extra enjoyment of the Easter holiday.

## **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!

### 2020 Board Members

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

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

# Neighborhood at a Glance

## 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.



## SPRING GARAGE SALE

Once again it's time to clear the clutter! The Shadow Ridge South Spring Garage sale will be held Saturday April 18 from 8:00 am until 2:00 pm. Rain dates will be for the following Saturday, April 25 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.



## SPRING MAINTAINANCE FOR FENCES

Our wood fences in Shadow Ridge South were built when the homes were new of inexpensive materials. Many of us have since repaired or replaced our fences as they have weathered and aged over the years. Now that it is Spring please inspect your wood fences for rotten boards and faded stain and make repairs as necessary to keep them looking good.

If you replace rotten wood with new boards please remember to stain the new wood so that it looks the same as the rest of the wood fence. This may require power washing of the old boards first. Stain colors need to be shades of brown that include cedar, redwood, and natural as specified in the HOA Guidebook.

Well maintained fences enhance the look of our homes and adds to the enjoyment of children playing in our yards. Shadow Ridge South remains a desirable neighborhood as our homeowners spend their hard earned money and time to make these kind of improvements.



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