

Shadow Ridge South HOA

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REAL ESTATE SALES **AUGUST – OCTOBER 2025**

SHADOW RIDGE SOUTH

Based on 1 home sold
Sales Price: \$481,999
Price Per Sq. Ft.: \$265.87
Days on Market: 11

SIMILAR HOMES **IN ALL OF FLOWER MOUND**

Based on 88 homes old
Ave. Sales Price: \$556,227
Ave. Price Per Sq. Ft.: \$225.03
Ave. Days on Market: 39

COMPLIMENTS OF GALA LANGLEY

POST OAK REALTY

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.

IT'S TIME FOR OUR ANNUAL MEETING

The Shadow Ridge South Homeowner's Association will have our required annual meeting on **Thursday, November 20, 2025 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 2025 and presenting the budget for 2026. 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!

2025 Board Members

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

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

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.

Neighborhood Watch: Keeping an Eye on Vacant Homes This Winter

As the housing market has slowed, our neighborhood has begun to see a few vacant homes appear. While these properties are often only temporarily unoccupied, they can unfortunately attract unwanted attention from vandals or squatters. We encourage all residents to stay alert and keep an eye out for any suspicious activity around nearby vacant homes. If you notice anything unusual—such as lights on at odd hours, broken windows, or unfamiliar vehicles—please contact the Flower Mound Police Department and notify a member of the HOA board right away. A little community vigilance can go a long way in keeping our neighborhood safe and well cared for.

With winter approaching, these empty homes also face an increased risk of damage from freezing temperatures. Burst pipes are one of the most common and costly issues when no one is around to monitor the property. If you know of a vacant home near you, please take a moment to visually check for any signs of water leaks or exterior damage, especially after a hard freeze. If you are unsure who owns a vacant property, the HOA can be contacted—we maintain ownership information for all homes within the neighborhood. Together, we can help protect our community's appearance and property values through a shared sense of responsibility and care.

September Yard of the Month 1712 Flatwood



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