

LAKE SHADOWS ANNUAL NEWSLETTER

2026

Lake Shadows Civic League, P.O. Boxes 642, Crosby, Texas 77532

832-597-2745

www.lakeshadows.org

Lake Shadows Civic League Board Members

President	Drue Lackey
Vice President	Frank Brown
Secretary	Eddie Lentz
Treasurer	Brandy Stasney
Director and Architectural Chairman	Greg Shelton
Director and Maintenance Chairman	John Henshaw
Director and Deed Restriction Chairman	Krissi Taylor
Director and Social Committee Chairman	Rick Vega
Director-At-Large	Shane Young



Bookkeeper's Report as of October 31, 2025

CD #1	41,867.22
Maintenance Acct.	47,841.49
Prepaid Account	9,013.57
Money Market	12,051.51
Petty Cash Account	285.00
TOTAL	\$111,058.79

President's Message

I hope this finds all of you well in our community. I may have not met you yet, but I am the LSCL President, I stepped into this position in July 2024 and have been a Lake Shadows property owner since 2013.

As we look at the calendar and see how quickly the time has passed by, it gives a time to reflect on what has been accomplished in our beautiful community. Over many years LSCL has tried to increase the maintenance fees to help maintain our subdivision, as you know it could never be passed. After contacting an HOA certified lawyer, we discovered there is a law in Texas that allows for a Community Service Fee (CSF). We mailed out letters last year with all the information explaining it.

Since implementing the CSF, we have been able to make many repairs/replacements to some overdue items. Some of those being all the bulkhead at the park area (\$61,158), roofs at the pavilions and pool house (\$9,676), pool deck (\$8,987), replacing diving board (\$2,600) repairs at the boat ramp/lighting (\$1,095), Tree removals (\$4,559) just to list a few. We were able to do those with what was received from the community service fee. Unfortunately, we do not receive 100% of what is billed, but we were able to accomplish a lot of things to make this community more beautiful. We still have a long way to go but we are headed in the right direction.

We are forming a committee to help identify some of these areas and they will provide feedback from the property owners to the board.

Special thanks to Miguel Hernandez, owner of Hernandez concrete. He donated materials and labor to our boat ramp. He and his team poured new concrete at the entrance, added swing set items and mulch to that area. They installed a bench and picnic table for all to use. We cannot express enough how much LSCL board appreciates this generous donation to our boat ramp.

Thank you to the LSCL board for volunteering your time in making this a great community to live in. Excited to see what 2026 will bring for Lake Shadows.

Sincerely,

Drue Lackey

Happy New Year!



Boat ramp applications must be filled out each year.

Boat ramp stickers are included in the Maintenance & Community Service fee, once your application and dues are received you will be mailed you sticker.

Please visit the website www.lakeshadows.org to fill out boat ramp application online or contact the Bookkeeper at lakeshadowsbookkeeper@gmail.com for more information.

MAINTENANCE INVOICES

Annual maintenance invoices are mailed at the beginning of December and due on January 1st of each year.

To pay online you must provide an email so that a payment link can be sent to you.

If you do not receive an invoice by mid-December, please contact the bookkeeper at lakeshadowsbookkeeper@gmail.com



Christmas party is December 14, 2025, 2-5 PM. Join us at the park for a festive time!



ANNUAL MEETING, April 18, 2026

1PM at the Park

The LSCL Board will provide the Bar-B-Que and tea. We ask the neighborhood to provide side dishes or desserts. This is a time to get to know others and see what is going on in the subdivision. Join us at noon for lunch and the Annual Meeting will start promptly at 1PM.

Board nominations will begin March 21 – April 4, you must email

elections.lakeshadows@yahoo.com to be nominated. Candidates must be current on all maintenance and community service fees.



Swimming Pool Passes:

To receive your 2026 pool pass you must be current on maintenance & community service fees, applications for passes must be fill out. Pool passes applications are available online at www.lakeshadows.org

Once pool passes have been processed you will be able to pick up when the pool is open for the season.