

Shadow Ridge South HOA

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October 28, 2020: Volume 18 Issue 5

REAL ESTATE SALES JULY – SEPTEMBER 2020

SHADOW RIDGE SOUTH

Based on 10 Homes Sold
Sales Price: \$386,290
Price Per Sq. Ft.: \$162.26
Days on Market: 8

SIMILAR HOMES IN ALL OF FLOWER MOUND

Ave. Sales Price: \$406,886
Ave. Price Per Sq. Ft.: \$159.47
Ave. Days on Market: 18

COMPLIMENTS OF GALA LANGLEY

ERA CORNERSTONE REALTY

SOLUTIONS FOR BARE GROUND UNDER SHADE TREES

The builders of our homes at Shadow Ridge South planted Bermuda grass for our lawns, as this is a fast-growing turf that is great for the hot and dry North Texas climate. Unfortunately, it does not grow well in shaded areas, and as our trees have matured the Bermuda grass has died off and left large areas of bare dirt under them. The HOA's landscape maintenance company recommends homeowners first trim their trees to raise the canopy to let more sunlight through to the turf. One alternative for bare spots is St. Augustine sod (look for drought-tolerant varieties like Floratam/Tamstar) overseeded with Fescue. Another is Palisades Zoysia, a shade-tolerant alternative to St. Augustine that uses less water. Bermuda is still the best grass for sunny lawns, as it requires half the water of St. Augustine and isn't as vulnerable to disease or insect attacks.

2020 Board Members

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

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

ANNUAL MEETING POSTPONED

Shadow Ridge South Homeowners Association is required by Texas law to have annual meetings of the membership and we normally have one on the first week of November. However, the restrictions from the governor concerning COVID-19 will not allow a meeting of more than 10 people so we are not able to have our meeting at this time. The Town of Flower Mound has closed all of their public meeting rooms where we normally have these meetings. Therefore, we will have to postpone our meeting until these restrictions are lifted, hopefully in the Spring of 2021.

There are three members of the Board of Directors for the HOA that have expiring terms and all have agreed to continue to serve until an election can be held at the next annual meeting. The Board will continue to conduct business as usual on behalf of the HOA in these unusual times.



Neighborhood at a Glance

SHADOW RIDGE SOUTH - HOUSING MARKET: COVID 19



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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.

While COVID cases spiked in the area, the housing market showed a slow down between April and May. However, by July the market had already seen the beginning signs of recovery. Reports show that homes priced up to the \$500,000 range have still sold well. At this time last year, Shadow Ridge South had sold 18 homes. Currently there have been 18 sold with 3 more pending closes. So, as you can see, Shadow Ridge South showed no signs of slowdown from the pandemic.

Although many areas across the metroplex saw a drop in average sales prices, Shadow Ridge South did not see that drop. In the 3rd quarter of 2020, Shadow Ridge South saw a 6% increase over the 3rd quarter of 2019. Shadow Ridge South also saw a drop in the average number of days on market from 28 days in 2019 to 8 days in 2020.

As is predicted that inventory will be low and new construction prices will increase over the next 12 months, we can expect Shadow Ridge South will continue to maintain its value and remain a desirable, sought after neighborhood.



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