

# Shadow Ridge South HOA

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## **REAL ESTATE SALES JANUARY – DECEMBER 2024**

### **SHADOW RIDGE SOUTH**

Based on 10 Homes Sold  
Sales Price: \$543,300  
Price Per Sq. Ft.: \$244.30  
Days on Market: 20

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

Ave. Sales Price: \$583,561  
Ave. Price Per Sq. Ft.: \$228.54  
Ave. Days on Market: 24

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COMPLIMENTS OF GALA LANGLEY

POST OAK REALTY

## **TOWN REPAIRS SIDEWALK ON SPINKS**

The HOA contacted the Town of Flower Mound Public Works Division about the damaged joints in the sidewalk on Spinks as it is a sidewalk used by students walking to and from Bluebonnet Elementary School and was a trip hazard. The Town then took out damaged sections and replaced them with new concrete. The HOA is grateful for the help the Town of Flower Mound is providing to make our sidewalks safe.



## **ANNUAL MEETING ELECTION RESULTS**

The HOA held our annual meeting on November 20, 2024 as required by Texas law. At the end of the meeting elections for the board were held resulting in Kenneth Powell, and Gala Langley being re-elected. The HOA would like to thank Kenneth and Gala for their service to Shadow Ridge South.

## **USE DOOR SIGN TO PROHIBIT SOLICITORS**

The HOA does not have the authority to prevent solicitors from coming to our neighborhood but the Town of Flower Mound has a very restrictive ordinance that helps prevent them from bothering us. The easiest solution is to post a door sign.

Flower Mound Code of Ordinances Article IV Solicitation Activities sets forth the requirements for vendors soliciting business on residential premises. Sec. 18-263, Exhibiting Card Prohibiting Solicitors provides that any person desiring that no merchant or other person engage in a home solicitation at his residence shall exhibit in a conspicuous place upon or near the main entrance to the residence a weatherproof card not less than three inches by four inches in size, containing the words "NO SOLICITORS." The letters shall not be less than two-thirds of an inch in height. This provision is legally enforceable.

Several Shadow Ridge South homeowners have placed NO SOLICITORS, NO HANDBILLS signs on their front doors. Not only do they not have solicitors knocking, but also the placing of handbills is almost nonexistent.



## **2025 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 2025

**Spring Garage Sale:** Saturday April 5, 8:00 AM till 2:00 PM.

Rain Date: Saturday April 12, same times.

**Easter Egg Hunt:** Sunday April 13 2:00 PM thru 3:00PM at Shadow Ridge Park

Rain Date: Sunday April 20, same times.

**Fall Garage Sale:** Saturday October 11, 8:00 AM till 2:00 PM.

Rain Date: Saturday October 18, 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.

## **PLANT TREES AWAY FROM FOUNDATIONS**

Trees provide many benefits to homeowners, including shade and added property value. However, trees and large shrubs with shallow root systems that grow too close to your foundation can cause damage. These roots can travel under the foundation, causing cracks and even upheaval as they grow in diameter. They also draw a lot of water from the surrounding soil, which can make foundation issues even worse. If trees are too large to remove, foundation repair companies may recommend root severing at the foundation. However, it's best to avoid the problem entirely by planting far enough away from your home to keep the tree's roots a safe distance from the foundation once the tree has matured.

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