

Shadow Ridge South HOA

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May 18, 2021

REAL ESTATE SALES MARCH – MAY 2020

SHADOW RIDGE SOUTH and Surrounding Neighborhoods

Based on 3 Homes Sold
Sales Price: \$427,633
Price Per Sq. Ft.: \$183.13
Days on Market: 76

SIMILAR HOMES IN ALL OF FLOWER MOUND

Ave. Sales Price: \$407,613
Ave. Price Per Sq. Ft.: \$170.04
Ave. Days on Market: 20

COMPLIMENTS OF GALA LANGLEY
ERA CORNERSTONE REALTY

DID YOUR SHRUBS AND TREES SURVIVE THE FREEZE?

Many homeowners' shrubs and trees may have returned after the record freeze of February. Most plant experts agree that if regrowth hasn't occurred by June, the plant is unlikely to return. Per the HOA's Lot Maintenance standards, these trees and shrubs must be replaced in a neat and attractive manner. For replacement recommendations, please consult the Denton County Master Gardener Association, Ag Extension office, or other horticultural resource.

Denton County Master Gardener
Association: <https://dcmga.com/north-texas-gardening/trees/>

Texas AgriLife Extension's "Outstanding Shrubs": <https://aggiehorticulture.tamu.edu/extension/xeriscape/table4.html>

HOA WINTER STORM LANDSCAPE REPAIRS

The unusual subfreezing temperatures of the winter storm in February caused widespread damage to landscape plant material throughout the state of Texas and the HOA has approved several measures to repair our damage. After waiting to see if the brown plant material would recover, Smith Lawn & Tree gave us a list of what repairs need to be done. The most obvious damage is the dead Indian Hawthorne shrubs at the Catalpa wall bed on Lexington. These will be removed and replaced with Gold Mound Spirea. A large Maple tree died on Spinks Road and it will be replaced with a Live Oak tree. Also, on Spinks Road there are several areas where the turf died from the freeze and there will be new sod placed to cover these bare areas. There will also be sod placed on the bare spots in the median of Lexington at the same time. Fortunately, the HOA board has maintained an emergency reserve fund for unexpected expenses like these. Smith Lawn & Tree will be performing this work within the next 30 days as they are quite busy with widespread repairs being done all over the Dallas/Fort Worth area. The HOA is committed to restore our landscaping to be attractive once again for the enjoyment of our residents.



2021 Board Members

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

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

Neighborhood at a Glance

EASTER EGG GIVEAWAY

The HOA had purchased 2000 colored Easter eggs and Pat Zellar came up with the idea of giving them to parents so they could have their own backyard Easter egg hunts with their children. She set up a table in her driveway on March 28 to give out bags of colored eggs and goody bags to parents. This was very successful. Many thanks to Pat Zellar for helping neighborhood kids have a better Easter holiday during the pandemic.



May Yard of the Month 1229 Silverwood



DON'T HIDE YOUR BEAUTIFUL HOME

There are many homes in our neighborhood that are hidden by overgrown shrubs in many cases covering front windows and attractive brick features. These shrubs were originally small and proportionate to the front of homes but now have grown out of control in many cases. These overgrown shrubs not only detract from the curb appeal of our homes, but they may serve as cover for burglars. Law enforcement agencies recommend that shrubs be trimmed back below the height of window ledges. We are also seeing many homes with shrubs that have died and should be removed.

Many homeowners are replacing these large shrubs with smaller, more proportionate plants that enhance the look of their homes. Other homeowners have put in a mixture of flowering plants, ornamental grasses, and smaller shrubs. These improvements add to the curb appeal of our homes and bring out the beauty of the brick arches and columns that make them attractive. When it comes to shrubs, less can be more. Don't let them take over and hide your beautiful home.

BEING RESPONSIBLE FOR YOUR PET

We all love our dogs and value them as important members of our families. They give us love and companionship and can enhance the security of our homes with their watchfulness. Unfortunately there are some homeowners that do not clean up after them when they leave their droppings around the neighborhood. Not only does this reflect poorly on the quality of our subdivision with unsightly deposits in yards and sidewalks, but it is a health hazard to our children. Please be responsible for cleaning up after your dog and consider the mothers with strollers and children playing in our front yards and sidewalks. Lets all work together to make Shadow Ridge South a clean and healthy place to live.



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