

Shadow Ridge South HOA

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REAL ESTATE SALES MARCH – MAY, 2025

SHADOW RIDGE SOUTH

Based on 4 Home Sold
Sales Price: \$557,501
Price per Sq. Ft: \$249.36
Days on Market: 49

SIMILAR HOMES IN ALL OF FLOWER MOUND

Ave. Sales Price: \$585,969
Ave. Price Per Sq. Ft.: \$231.34
Ave. Days on Market: 31

COMPLIMENTS OF GALA LANGLEY

POST OAK REALTY

Summer is here

Take note that the last day of school for summer break was May 31st. Please take extra caution when driving as the kids in our neighborhood will be very active outdoors on the sidewalks and yards up till dark.



Tips for Replacing or Repairing Your Wood Fence

If you're considering replacing or repairing your wood fence, choosing the right materials and finishing touches can make a big difference in both durability and appearance. Our HOA recommends using cedar for fence construction due to its natural resistance to decay and insects. Cedar weathers well in our climate and provides a clean, attractive look that blends nicely with the neighborhood. To protect your investment, we strongly encourage homeowners to apply a high-quality stain, which helps seal the wood against moisture and sun damage, extending the life of your fence.

In addition to material and stain, consider adding wooden caps along the top of your fence. These caps provide an extra layer of protection by shielding the end grains of the boards from rain and sun, helping to prevent splitting and premature deterioration. They also give the fence a more finished, polished look that enhances curb appeal. Whether you're tackling a small repair or installing a new fence, following these tips will help ensure your fence stays strong and looks great for years to come.

EASTER EGG HUNT

The Easter Egg Hunt was held on Sunday April 13th at Shadow Ridge Park. The HOA provided 2,000 colored Easter eggs for the event. A good time was had by all.



2025 Board Members

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

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

Neighborhood at a Glance

SMART WAYS TO WATER YOUR LAWN

Our neighborhood lawns are now made up of Bermuda, St. Augustine, and Zoysia grass. For Bermuda and Zoysia grass it is recommended to water it a total of one inch per week. If you have St. Augustine grass it is recommended to water it a total of two inches per week. Irrigate in shorter bursts to give water a chance to soak in, and allow 30 minutes or more between cycles. An easy way to measure how much water is going on your grass is to place a 6-ounce tuna can on your lawn while your sprinklers are running. When the can is full, you've applied one inch of water. If you start to notice runoff before the can is full, turn off the water. Then, hold off about an hour to let the grass soak up the water, resume watering the grass and stop when the tuna can fills up. Water early in the morning, before 10 a.m. Watering from midmorning to late afternoon can cause one-third of your water to evaporate. Also, avoid watering in the evening, as lawns left wet overnight are more susceptible to diseases. Monitor your lawn for signs of stress, such as wilting and discoloration. When you first spot wilting, you've got 24 to 48 hours to act before your lawn is seriously damaged. Make sure your system is working properly. The key to watering lawns is to apply water infrequently, yet thoroughly. This creates a deep, well-rooted lawn that efficiently uses the water that is stored in the soil. For more tips refer to the Town of Flower Mound website.



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.

Yard of the Month

May

1816 Flatwood



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