

Shadow Ridge South HOA

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REAL ESTATE SALES **JANUARY – MARCH 23, 2025**

SHADOW RIDGE SOUTH

Based on 3 Home Sold
Sales Price: \$574,500
Price per Sq. Ft.: \$206.28215.08
Days on Market: 78

SIMILAR HOMES **IN ALL OF FLOWER MOUND**

Ave. Sales Price: \$594,055
Ave. Price Per Sq. Ft.: \$225.30
Ave. Days on Market: 36

COMPLIMENTS OF GALA LANGLEY

POST OAK REALTY

SPRING GARAGE SALE

Once again, it's time to clear the clutter! The Shadow Ridge South Spring Garage sale will be held Saturday April 5 from 8:00 am until 2:00 pm. Rain dates will be for the following Saturday, April 12 at the same times. We do all the advertising for you, so set up a table or two and get rid of some of your unwanted items and make some money. As always, your clutter is someone else's treasure.



THE EASTER EGG IS HUNT COMING! **Sunday April 13th at 3:00pm at Shadow Ridge Park** **Rain Date: Sunday April 20th same time and place**

Get your baskets ready and hop on down to Shadow Ridge Park for our Annual Neighborhood Easter Egg Hunt. The hunt will start promptly at 3:00 pm. Separate areas will be allocated for the different age groups: 2 and under, 3 thru 6 and 7 and above. So come, have fun, and socialize with friends and neighbors and enjoy an afternoon together. Don't forget your camera!



HOA STORM DAMAGE REPAIRS

The HOA common areas were damaged by the wind storm on March 4, 2025 and repairs are now underway. Two trees were blown down and had to be removed and one had large branches broken high above the ground that needed to be trimmed. The brick wall on Spinks was severely damaged in two places and repairs to these areas will be completed by the end of April. Fortunately, most of the cost of the brick wall repairs will be covered by an insurance claim through the HOA's property insurance policy. This policy does not cover storm damage to trees and other landscaping. The HOA is committed to restore our common areas to be attractive once again for the enjoyment and safety of our residents.

2025 Board Members

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

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

Neighborhood at a Glance



Things to Consider Before Installing Solar Panels

For many homeowners, installing solar panels can be a smart investment, offering long-term energy savings and increasing sustainability. However, if you plan to sell your home in the future, it's important to understand how solar panels may impact the process. One major factor to consider is whether the panels are leased or owned. Leased panels can complicate a sale, as the new buyer would need to assume the lease agreement, which may not always be appealing. Even when solar panels are fully owned, buyers may not place the same value on them as the seller, which could affect negotiations and the final sale price.

Additionally, the presence of solar panels may impact the home's appraisal, potentially influencing its overall market value. Some appraisers may account for energy savings, while others may not assign significant value to the panels. If a buyer isn't interested in keeping the panels, removing or relocating them can be costly and may require roof repairs. Homeowners should also research HOA guidelines and local regulations before installation. While solar energy is a great way to reduce utility costs, understanding these factors can help homeowners make informed decisions and avoid complications when selling their home.

Now is the time for weed control

Tired of pulling weeds? Reduce the time you spend in your yard this spring and summer by applying a pre-emergent herbicide in late February/early March. Follow up with a conventional herbicide or manual removal for any plants that have already germinated. Also, be sure to repair bare spots with sod or seed mixtures before less-desirable species have a chance to establish themselves. For mulched beds, be sure to apply compost before adding more mulch

Clean Up and Tune Up

As the cold weather ends, a season's worth of sticks, rocks and dog droppings reveal themselves. Clean up any debris on the lawn, and rake and dispose of any dead grass to help grass plants grow unimpeded. Before the mowing season begins, sharpen the blade on your lawnmower or bring it to a local shop for a professional blade sharpening and tune-up.

Aerate in Spring

Before grass starts its active growing period in late spring, homeowners can get it off to a healthy start by aerating the lawn to provide oxygen and nutrients to plant roots. Lawn aeration removes small cylinders of soil from the lawn and is usually performed with a mechanical device. Aeration also controls thatch, the layer of living and dead material that occurs on the soil surface. Thatch greater than a 1/2-inch-deep damages a lawn by creating an attractive environment for diseases and insects. Aeration increases the activity of soil microbes that help decompose thatch.



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