



Shadow Lake Community Newsletter

April 1, 2015 Around the corner and down the street, neighborhood news that matters to you.

Letter from your SCHOA President.....

Your Shadows Community Homeowners Association membership is comprised of all residents living in the various filings that form our subdivision neighborhood. One must simply pay their annual dues of \$230 in order to be a member in "good standing". Your SCHOA Board of Directors and the Architectural Control Committee is comprised of a group of your individual neighbors who have "volunteered" their time to represent all of our residents in attempting to maintain the integrity and property values existing within. Such volunteer participation involves more than just overseeing the collection of annual dues and the payment of bills. These individuals are required to address any and all issues involved in maintaining our subdivision and its residents' properties. There are certain times when the action taken may not be popular with all residents. However, it must be remembered that no action taken will ever please or meet with the approval of all parties affected.

It should be obvious to all neighborhood residents that our association and subdivision cannot and does not "just take care itself". The continued successful existence of both requires the committed involvement of neighborhood residents who are willing to "volunteer" their time in an effort to help our neighborhood/subdivision remain a very desirable and valuable location now and into the future.

The election of a new Board of Directors and Architectural Control Committee is scheduled for September. Therefore, it is not too early for everyone to begin considering the possibility of becoming involved and serving the association. Unless our existing board is advised (in advance) by an adequate number of interested individuals (five individuals on the board and three individuals for the ACC), we will have to begin considering retaining a professional management firm to assume the aforementioned responsibilities. That course of action would require a monthly retention fee which in turn would probably require an increase in our annual dues.

As outlined above, in order for our existing SCHOA organization to continue operation as it has in the past, we must have enough individual resident/homeowners to step forward and volunteer to assume the responsibilities associated with this operation. The choice is yours to make. Please advise of your interest in same by sending a notice of your said interest to shadlake@yahoo.com listing your name, address, phone numbers, and email address. It should be noted that the outgoing volunteers will be working closely with the incoming volunteers in order to afford a smooth and organized transition.

Lynn E. Dugas, President
SCHOA Board

SCHA BOARD MEMBERS

President: Lynn E. Dugas
Vice President: Charles Dartez
Secretary: Marty Pousson
Treasurer: Debbie Bruton
Director: Tony Graphia

Architectural Control Committee

Chairman: Scarlet Aucoin
Member: Marty Pousson
Member: Paul Rider
Special Advisor: Jerril Musso

Newsletter: Lynell Frederic

To contact the SHOA board or to submit a comment, ideas or items that you feel might be appropriate for this newsletter, please send emails to the Shadows Lake Community website at www.shadowshoa.com.

"Happiness is an inside job."
John Powell

From Your Architectural Control Committee.....



With spring upon us, our thoughts turn to planting, cleaning and home improvements. Improvements come in many forms. Some examples are pools, patios, fences, bulkheads and solar panels. Please keep in mind that most improvements require board approval as stated in the subdivision restrictions:

"No building, fence, wall or other structure shall be commenced, erected or maintained upon the properties, nor shall any exterior addition to or change or alteration thereon be made until the plans and specifications showing the nature, kind, shape, heights, materials and location of the same shall be submitted to and approved in writing by the Architectural Control Committee as herein provided."

These rules were established by the Association in order to preserve, protect and enhance our community. The ACC is here to assist you at any time with your needs. If you have a question about an improvement please feel free to contact us at shadlake@yahoo.com. Home Improvement Request forms are available on our website at WWW.SHADOWSHOA.COM.

REMINDER

Have you paid your 2015 HOA Dues? It's not too late.....



Please consider making your payment before it becomes overly delinquent and sent to the HOA Attorney for lien filing. Dues are \$230. After March 1st you are required to pay a \$25 late fee for a total due of \$255. Those who pay just the \$230 after March 1st will not be considered paid in full. Please include the late payment. After June 1st all unpaid properties will have liens placed by the HOA Attorney. Once this reaches the Attorney the HOA can no longer interfere in the process. The cost will then go up substantially, because you will now owe dues of \$230 plus \$25 late fee plus 10% interest, Attorneys fee's, filing fee's and lien cancellation fees. Please don't let this go that far. The HOA would rather you contact us with questions and we will try to help if we can. Payments in the form of a check can be mailed to SCHA, 10985 N. Harrell's Ferry Rd., B.R. La 70816. Payments made through Paypal will be charged a fee of \$12 for the use of that service, plus the \$25 "late fee" equalling a total of \$267. Paypal link can be found on the HOA website shadowshoa.com. After June 1st we will temporarily suspend the PayPal method of payments to avoid interference with the lien filing process. Those who have paid late in the past using PayPal will no longer be able to avoid the extra charges. Our contact phone numbers are listed on the shadowshoa.com website under board members. Our email is shadlake@yahoo.com.

Special Events: Scheduling, Planning, Conducting, Volunteering

Most Shadows residents are aware that your HOA attempts to conduct at least two special children events each year; Easter Egg Hunt and Halloween Party (both held in the park). Although both events are budgeted/funded by your SCHOA, the actual staging of said events are dependent upon "volunteers" actually; organizing, scheduling, planning, and conducting said happenings. Unfortunately, in the past, your board has not been notified by any interested residents expressing a willingness to accept the role of organizer/planner. Last Fall's Halloween Party and the approaching Easter Egg Hunt was/is being conducted by an "existing" board member; plus a few "volunteers/helpers" which had to be solicited. Since your board members are already "volunteers", it does not seem fair that they must "volunteer" again (as organizer/planner) in order for "special events" to take place. Therefore, it has been concluded that unless the board is advised in advance (probably February for a March Easter Egg Hunt; and September for a October Halloween Party) such special events would simply NOT BE HELD. Obviously, neither of these events are difficult to organize/schedule/plan/conduct, it just takes "volunteers" to step forward and advise your SCHOA board of your willingness to do so. The continuation of these special events are very much desired. There is just a need to have some "volunteer (s)" make it known that they are willing to assume the necessary role.

SCHOA Board

Nutria Problem Update



In response to complaints regarding the nuisance of nutria damaging some properties along our lakes, your SCHOA board contracted with a professional trapper to address the problem. Full body traps were used to capture the pests. Ultimately, sixteen nutria were removed from our area over a one month period. Although we are not sure that the number captured represents all of the population, we are confident that the overall problem has been greatly reduced. A special thanks goes out to those residents who reported nutria sightings that we were able to successfully pursue.

Neighborhood Parking Considerations



Each and every resident in our neighborhood should have the best interest of all other neighborhood residents in mind whenever executing/undertaking various actions that might have some sort of negative impact on other residents/neighbors. Whether it be ignoring existing/established restrictions, or traffic signs, the playing of loud music, or not properly maintaining your home and/or yard, these said actions ultimately have an adverse effect on the overall comfortable and happy existence of others around or near you. Another consideration that can be added to those previous examples is that of parking cars along the subdivision streets overnight and/or for extended periods of time (especially when parking on the wrong side of the street and/or facing the opposite direction; which is a law violation). The obvious problem being that when cars are parked along the side of the street it causes on-coming traffic to enter into the opposite lane flow in order to get around the parked vehicle. Thus, there can be an inherent "danger" possibly created whenever this maneuver is required. Understandably, there are times and conditions that exist which require vehicles to park along the street (those situations normally are somewhat short-lived and are over within a few hours). The referenced problem herein is not for those occasional gatherings/parties but rather when said street parking becomes a "normal" and/or "everyday" or "overnight" occurrence. When that kind of lack of concern towards other residents/neighbors is repeated on a regular basis it seemingly displays little or no regard for the overall safety and convenience of others.

In summary, the bottom line appeal within this problem overview is that everyone simply needs to be personally very considerate of any and all actions they execute/undertake and how those actions may impact others. Be it any of the original examples referenced at the outset, or that of simply the parking of cars along the street, the actions executed/undertaken by each and every resident ultimately affects the comfort and happiness of all other residents. With that thought in mind, always try to be as considerate as possible regarding your actions and the effect it may have on others.

SCHOA Board

NEIGHBORHOOD TRAFFIC SAFETY Reminder..... " STOP "

The HOA is receiving complaints about vehicles coming off of side streets within the neighborhood that are ignoring the Stop signs. The other complaint is speeding and when combined this makes for a hazardous situation. Please slow down and stop where signs are posted. Your neighbors who are driving other vehicles, parents of children, neighborhood walkers, bike riders, skateboarders, scooter riders, and pets would appreciate if you would slow down and stop. Thanks in advance for the cooperation.

Join Shadows Homeowners on Nextdoor Website



In an effort to keep Shadows Homeowners connected to each other and the HOA please consider joining your neighbors on the website Nextdoor. Nextdoor creates an opportunity for you the homeowner to post anything from lost pets to burglaries to suspicious situations that you might want your neighbors to be aware of. The HOA can also post relevant information to homeowners in real time without you the homeowner having to read it in a newsletter weeks later. This is not like Facebook. You must be a homeowner who lives within the Shadows Community to join. We are able to control this by accepting invitations upon you entering your name and address. Once this is done we verify that you are a resident and only then will you be approved to join. After verification, you will then be able to post and receive post. Shadows HOA will have the opportunity through Nextdoor to link with adjoining subdivisions like Arbor Walk, Clearlake, Lake at White Oak and others but still be able to keep our homeowners names, addresses and emails private. This could prove to be an asset that we quickly learn in real time about any trends of burglaries and other activities that could ultimately effect our homeowners here in Shadows and vice versa with the other neighborhoods. Your information stays private. The other homeowners can initiate a message to you directly through Nextdoor but your email and address is never shown. Please consider joining. We have 128 homeowners who have joined currently. Shadowsatwhiteoak.nextdoor.com. Apple users visit the Apple app store for free Nextdoor App.

Yard Of The Month.....is back!

SCHA will again be awarding "yard of the month" starting in March. Receiving an award is gratifying experience having your hard work admired by many. It also displays the pride that each homeowner feels by keeping and maintaining a neat and attractive yard. We will be awarding the yard of the month based on a criteria that you can view on shadowshoa.com website. The winner of this contest will receive a \$50 gift certificate to Louisiana Nursery. It should be noted that our "selection committee" attempts to avoid "repeat" winners (in an effort to allow others the enjoyment of winning). However, the committee reserves the right to make exceptions to that unwritten guideline. Also, a designated winner must be an SCHA member "in good standing" (annual dues paid/current) in order to actually be declared the winner. Good luck and Happy Gardening!!! WINNER for March 2015 is Lynell and Vernon Frederic @ 3310 Shadow Hill.

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Building)



Lynell Crifasi Frederic, Realtor
JIM TALBOT REAL ESTATE
2121 Drusilla Lane
BATON ROUGE, LA 70809
lynell@jimalbot.com
Tel: (225) 229-3327

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SALE PENDING!!! Only 35 days on the market!!

LISTING COUNT: 2		DAYS ON MARKET: 92 50 71 71							
		HIGH	LOW	AVERAGE	MEDIAN	TOTAL PRICE			
LIST PRICE:		\$535,000	\$499,000	\$517,000	\$517,000	\$1,034,000			
SOLD PRICE:		\$515,000	\$481,000	\$498,000	\$498,000	\$996,000			
Property Type	Area	Price	Address	Status	SqFt Living	Sold Price/LvSqFt	Beds	Baths Full	
1 Detached Single Family	EBR MLS Area 43	\$481,000	17747 E PURPLE MARTIN CT	Sold	4,315	111.47	5	4	
2 Detached Single Family	EBR MLS Area 3	\$515,000	17717 PURPLE MARTIN CT	Sold	3,892	132.32	4	4	

LISTING COUNT: 4		DAYS ON MARKET: 218 14 93 70							
		HIGH	LOW	AVERAGE	MEDIAN	TOTAL PRICE			
LIST PRICE:		\$329,000	\$262,500	\$297,825	\$299,900	\$1,191,300			
SOLD PRICE:		\$322,000	\$253,000	\$286,975	\$286,450	\$1,147,900			
Property Type	Area	Price	Address	Status	SqFt Living	Sold Price/LvSqFt	Beds	Baths Full	
1 Detached Single Family	EBR MLS Area 43	\$253,000	3203 WHITE LANE DR	Sold	2,346	107.84	4	3	
2 Detached Single Family	EBR MLS Area 43	\$268,000	18228 FERRY LANE AVE	Sold	2,288	117.13	4	2	
3 Detached Single Family	EBR MLS Area 43	\$304,900	18301 FERRY LANE AVE	Sold	2,500	121.96	4	2	
4 Detached Single Family	EBR MLS Area 43	\$322,000	18330 FERRY LANE AVE	Sold	2,975	108.24	4	3	

Thinking of moving soon? Call me. I would be glad to sit down with you and discuss how quickly we can get your house sold. The market is booming right now! Interest rates are still at an all time low! 229-3327! That's 229-3327!