

# *The Shadows Community Newsletter*

*April 2017*



## **SCHOA BOARD MEMBERS**

**President: Charles Dartez**

**Vice President: Paul Rider**

**Secretary: Marty Pousson**

**Treasurer: Kathy Wisner**

**Member at Large: Scarlett Aucoin**

## **Architectural Control Committee**

**Chairman: Marcie Shepherd**

**Member: Adrian Aucoin**

**Member: Tim Chenevert**

**Special Advisor: Jerrill Musso**

**Visit our website for information and  
restrictions at:**

**WWW.SHADOWSHOA.COM**

**To contact your Board, email us at:  
SHADLAKE@YAHOO.COM**

## ***A Note from Your Board...***

*Dear Neighbors,*

*Hopefully, everyone is recovering from the recent flood and moving back into their homes. It has been a trying time but you can see the community coming together. Much of the debris has been removed from the streets and it's starting to look like our "home" again.*

*Your HOA is committed to completing previously approved projects and implementing new improvements to maintain the integrity of our subdivision. The walking trail around Lake 2, that was approved before the flood will be constructed as soon as the contractor is available. Like so many others, he too was flooded.*

*There was a lot of debris that floated into our community and most has been removed. If anyone notices an area that needs attention, please let the HOA know so that it may be addressed.*

*2016 has brought many changes and now we have a "new normal." Even under the most difficult of times, people and property are still very resilient. Just look around: homes are beautiful again, yards are green again and flowers are blooming again!*

*We hope 2017 will bring everyone peace and happiness. Life has brought us all to a new beginning!*

*If any member of the board can be of service to you, please contact us. We are here to serve you.*

*Sincerely,*

*Board of Directors*

*Shadows Community HOA*



# Your HOA at Work

## Lake Repairs



After the flood, an “island” of hyacinth floated into Lake 4, along with a lot of debris. A contractor was hired to remove the island and debris, but it was an unforgiving task. The island had taken root, and removing it became quite an undertaking. The contractor worked tirelessly for weeks trying to remove it but could only reach so far out into the lake with his equipment. The debris that was removed was piled along the shoreline to dry out. Now that it has dried out, we have signed another contract with another contractor to push the debris to the back

by the woods. The contractor will try to catch the other floating island that has broken loose and remove it also. The shoreline will be smoothed out and new gravel will be needed on the trails that were damaged. This entire undertaking has been not only time consuming, but also very costly. As of now, repairs to the lakes, fountains and grounds have exceeded \$18,000.



## Remember...

### Most Exterior Improvements Require Board Approval

With so many homes damaged after the flood, there is a tremendous amount of construction, remodeling and additions being built. There are also a lot of restriction violations. We have to overcome the stigma of “a subdivision that flooded” - we don’t want unauthorized additions and improvements devaluing our community. The HOA is here to assist homeowners with any need they have regarding improvements. This isn’t just about “an addition, etc.” It is about the impact it will have on the entire community. Imagine if your neighbor decided to make an addition to their home without prior board approval and didn’t use a licensed contractor or get a permit. You now have the pleasure of looking at an odd structure protruding from the side of their home with a lean to roof and poor construction. Hopefully, that is an exaggeration, but it can happen if someone does not submit a home improvement request for prior approval. These requests are available on our website. The HOA wants everyone to enjoy their home and their yards. Please contact us when thinking of doing exterior improvements.



## Neighbors Helping Neighbors

The cul de sacs were damaged from debris being dumped on them and the garbage trucks scooping the debris. Some neighbors got together and volunteered to fill in the ruts on Martin Lake if the subdivision would provide the top soil. The HOA was glad to do so because repairs to our grounds from the flood were not covered in our maintenance contract. Thank you, Steve Maggio, Lynn Dugas and John Aucoin!

# 2017

*I want to be your State Farm Agent  
Let me handle your insurance needs.*

- *Auto*
- *Home*
- *Flood*
- *Life*

*Call:*

## 752-1600

*Darnell Browning State Farm Insurance  
5664 Jones Creek Rd, Suite A  
Baton Rouge, La. 70817  
(Located in the Kean's the Cleaner Building)*



## Welcome to Our New Neighbors...



We'd like to welcome our new neighbors to our wonderful subdivision. If you recently moved to the Shadows Community and are not listed below, please contact the HOA ([shadlake@yahoo.com](mailto:shadlake@yahoo.com)) with your contact information so that we may update our records. Again, welcome!

**The Williams      17727 E. Purple Martin**

**Nick Tran**

**18026 Shadow Creek**

**The Lachneys      17709 Shady Elm**

**Vincent Bond**

**17512 Martin Lake**

### Congratulations to Our "Yard of the Month" Winners!

**March: The Carlsons on Shadow Creek**

**April: The Khalid-Abasis on Martin Lake**

### **Please Contact Us!**

In this age of technology, we are able to reach out to the world in the blink of an eye. We are made aware of the latest news as it is happening. It's time the Shadows Community joined the age of technology! We are trying to update our records so that we can better communicate with our residents. With all the recent sales in the subdivision, it has become increasingly harder to keep up with current residents.

We are asking everyone to please email your contact information to [shadlake@yahoo.com](mailto:shadlake@yahoo.com). Please include your name, address, and phone number if you are comfortable doing so. We want to be able to contact everyone immediately if there is a security issue, send notifications of upcoming meetings and discuss issues within our community that need addressing. Our newsletter only goes out three times a year. A lot happens during the year that residents need to be aware of, and email is a good way for the HOA to receive feedback.

We hope to eventually set up a homeowners list for our community. If you have any questions, please contact us at [shadlake@yahoo.com](mailto:shadlake@yahoo.com). We look forward to hearing from you!



### **No Swimming in Lakes!**

The HOA has received notice that children are swimming in the lakes with possible alligators residing in our lakes. The HOA has placed "No Swimming" and "Alligators Present" signs around our lakes, but kids being kids... If you see children in the lake, please ask them to get out. There are new families that have moved into the community who may not be aware of our restrictions or predators in our lakes.





BROUSSARD-BONNETTE

*agency*



**“We take a personal interest  
in protecting what you value most.”**

TRACY BROUSSARD

Agent with American National for 20 years

Has been living in Shadows of White Oak since 2003

Has served on the Homeowner's Board

BATON ROUGE, LA

4600 Sherwood Commons Blvd.  
Suite 104  
225.295.9900 ext.417

SPECIALIZES IN

Homeowner's  
Auto  
Boat  
Flood  
Motorhomes & Campers  
ATVs  
Umbrellas

\*We offer a bundled discount to have  
home and auto with the company.



FAMILY OF COMPANIES

## **The Flood Is Over...**

It has been eight months since the flood. While most people have finished their homes or are getting close to finishing, we still have properties that look like the flood happened yesterday. These damaged properties affect everyone's value. When a potential buyer enters our subdivision and sees fences down, debris and dumpsters everywhere, they are reluctant to invest \$300,000-\$600,000 in our community. Can you blame them? When homes sit on the market because there are no offers, the seller will reduce the property until it sells, therefore lowering prices in the entire subdivision and causing the next home to sell at a reduced price also. Appraisers use closed sales as comparisons when appraising properties. Let's not shoot ourselves in the foot. Please be cognizant that the debris, dumpster or POD in your yard is affecting values. We all have been through the same disaster. We understand what it takes to rebuild. If your dumpster is full, please have it picked up. If you still have debris in your yard, please haul it off.



### **Approved Mailbox**

We are seeing all types of plastic and unapproved mailboxes going up throughout the community. There is only one type that is approved according to our restrictions. Please use our approved mailbox because it affects not only the aesthetics of our neighborhood, but our values. You may purchase this mailbox at Harts (225-756-8277) 13030 Coursey Blvd., in front of the Post Office. They will also install for you.

## **Unauthorized Storage Buildings**

The HOA is receiving numerous complaints about unauthorized storage buildings popping up. You must get prior approval for any type of structure on your lot according to our restrictions, or you may be asked to remove it.

If you have recently installed a portable building on your lot, please contact the HOA about how to proceed so that you are in compliance with the restrictions.

Neighbors are concerned that unsightly buildings are affecting their property values. If you have placed a storage unit where your neighbor has to look at it and it detracts from their property, it can become an issue.

Please be considerate of your neighbors and contact the HOA to resolve this issue.



*Selling your home for the most money possible, in the shortest amount of time, and with the least amount of hassle is my #1 priority. Call me, your neighborhood realtor, for a no-obligation market analysis of what your home would actually sell for in today's market. If you know anyone who may be interested, or if you're thinking of buying or selling, give me a call. Whatever your real estate needs, it would be my pleasure to be of service.*



**Jim Talbot Real Estate**  
**Lynell Crifasi Frederic, Realtor**  
**14635 Harrells Ferry Rd. Suite B**  
**(225) 927-2114 Office**  
**(225) 229-3327 Cell**  
**[lynellfredericrealtor@gmail.com](mailto:lynellfredericrealtor@gmail.com)**

Status	Prop Type	Address	Subdivision	SqFt Lv	Apx T Sq	Beds	BathsDisp	Price
SLD	DSF	18026 SHADOW CREEK AVE	Shadows At White Oak The	4,203	5,883	5	4/1	\$210,000
SLD	DSF	18025 FERRY LANE AVE	Shadows At White Oak The	2,079	3,006	4	2/1	\$279,900
SLD	DSF	18536 SHADOW CREEK AVE	Shadows At White Oak The	2,377	3,188	4	2/1	\$301,500
SLD	DSF	18230 SHADOW CREEK AVE	Shadows At White Oak The	2,969	3,773	4	3/1	\$329,000
SLD	DSF	17605 W PURPLE MARTIN CT	Shadows Lake	2,429	2,913	4	3/	\$337,000
SLD	DSF	17727 E PURPLE MARTIN CT	Shadows Lake	3,245	4,740	4	3/0	\$382,500

#### Bunny Bait Chex Mix

- 4 cups Rice Chex cereal
- 1/4 cup packed brown sugar
- 2 tablespoons butter
- 2 tablespoons corn syrup
- 1/4 cup pastel candy sprinkles
- 2 cups Vanilla Chex cereal
- 2 cups bite-size pretzels
- 1 cup miniature marshmallows
- 1 cup cashews
- 1 cup pastel candy-coated chocolate candies
- 1/2 cup butterscotch chips

#### Steps

Place Rice Chex cereal in large bowl.  
 In small microwaveable bowl, microwave brown sugar, butter and corn syrup uncovered on high 1 minute, stirring every 20 seconds until sugar is melted. Pour over cereal; stir until well coated. Stir in candy sprinkles. Spread on cookie sheet to cool.  
 In another large bowl, combine remaining ingredients; stir gently until combined. Once Rice Chex cereal mixture has cooled, add to bowl with vanilla Chex Cereal mixture; stir gently to mix. Serve immediately Or store in airtight container.

***Shadows Community Homeowners Association***  
***10985 N. Harrell's Ferry Rd.***  
***Baton Rouge, LA 70816***



***Your Newsletter***  
***from the***  
***Shadows Community Homeowners Association***