



Shadows Community Newsletter

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

"A letter from our President Lynn Dugas"



'IT IS TIME FOR A CHANGE'

At last year's general membership meeting, a new amendment was passed to move said meeting to the third Wednesday of September (rather than July). It was thought that more people would be available to attend because most vacations would be over with school back in session. Now, here we are with September drawing near and your "official notification" of your pending annual general membership meeting scheduled for Wednesday, September 16, at St. Jean Vianney Catholic Church parish hall at 6:00 PM appearing in this same newsletter. Thus, "it is time for a change"; the election of a new SCHA board and architectural control committee. Obviously, there is a need for homeowner volunteers to offer their service to fill the five (5) board positions and the three (3) architectural control committee positions (see present list of submitted names on enclosed Proxy Ballot). The continued success of your SCHA is totally dependent upon homeowner volunteers, such as yourself, being willing to serve and fulfill the duties and objectives of the board and committees.

One of the changes made by this present board was to begin printing this Shadows Community newsletter three times a year (April, August, and December) instead of four times. Therefore, this newsletter represents my last opportunity to communicate with our membership as your board president (new election in September and next newsletter goes out in December).

Serving as your SCHA board president has indeed been an honor. Although I tried my hardest to lead in the best interest of all concerned, we all know that "you cannot please all the people all the time, only some of the people some of the time". Unfortunately, it was the latter that was probably achieved. Besides addressing and resolving numerous "restriction" inquiries and violations, this board has successfully addressed and attempted to correct many different issues, such as:

- * repaired levee break on section of Grassy Lake owned by Shadows Community HOA
- * hired professional to remove nutria that was causing damage around lakes

SCHA BOARD MEMBERS

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

Architectural Control Committee

Chairman: Scarlett 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.

"Giving never happens by accident. It's always intentional."
--Amy Grant

- * hired professional engineering firm to repair weir and study levee conditions on Lake #2
- * hired professional to remove alligators from our lakes
- * hired professional to remove fallen trees from park & walking trail
- * hired professional to service and maintain lake fountains
- * addressed street parking issues in subdivision with Dept. of Public Works
- * installed new "No Trespassing" & warning signs at certain key points within the subdivision
- * built a new brick entrance sign at Martin Lake Dr.
- * replaced the destroyed information marquee at Martin Lake Dr.
- * purchased new larger letters for use in all entrance marquees to enhance ease of reading
- * improved our web page to make it more user friendly & informative
- * initiated legal proceedings against determined restriction violators
- * approved a "common design" for current & future bulkhead installations
- * tried to implement a "Neighborhood Watch" program but there wasn't enough interest
- * maintained a very interactive relationship w/grounds maintenance contractor to maximize efficiency
- * are in the process of having our park pavilion completely refurbished
- * initiated our subdivision's participation in the "NextDoor" web site, w/200+SCHA homeowners active
- * currently attempting to have our "walking trail" graded and refurbished

In summary, a great deal has been accomplished but maintaining the integrity and appearance of a large subdivision, such as ours, is obviously an on-going and never-ending project. Thus, there remains more to be accomplished. This board has definitely been a pleasure to work with simply because of their tireless effort and dedication to "getting the job done." I would, personally, like to take this opportunity to THANK each of the board members and the ACC committee members for all their hard work and commitment. Hopefully, the new incoming administration will find that a good and strong foundation has been set for the future growth and success of the Shadows Community Homeowners Association.

Humbly and respectfully submitted by,

Lynn E. Dugas, President of SCHOA, December 2013 - September 2015

Membership DUES Posting Issue

It has been brought to the board's attention that there have been some issues encountered regarding the timeliness and accuracy of the posting of remitted dues payments. Although such errors are regrettable, each one has been researched and corrected accordingly by our CPA firm. We are working diligently to prevent future reoccurrences but certainly ask for your patience and cooperation in assisting with any needed corrections.



Just a Reminder!

We are having issues with unkept yards, flower beds and the exterior condition of homes in general. Please remember our property values are directly affected by the condition and appearance of everyone's home. Additionally, we have also received complaints regarding automobiles being parked overnight on the streets. While it is understood that we cannot always accommodate our parking needs, please be considerate of your neighbors and limit street parking and location of your vehicles.



Be Considerate of Your Neighbors

Homeowners, when cutting and edging your lawns, be mindful that lawn clippings you leave out front on the sidewalk and curb of your home ultimately end up in front of your neighbors homes. Your neighbors have taken the time to blow or sweep up their own clippings, they surely don't expect to have clipping from another's home in front of theirs. It is simply inconsiderate of other homeowners. We can all be better neighbors by not letting this happen. Thanks in advance for your cooperation.

Garage Sales

Just a reminder.....Garage Sales are an activity that Shadows Community frowns upon. Garage sales bring unwanted amounts of traffic to the neighborhood as well as unwanted on street parking that neighbors can find intrusive and unsafe. The HOA is not in favor of littering the neighborhood with any type of signs. We are and will continue to remove any signs placed on common ground by business advertisers in an attempt to keep our neighborhood looking its best. Remember, only "For Sale" signs per the restrictions, can be placed on lots. School signs and Political signs are against the restrictions as well. Lost pet signs should be removed promptly by whoever places them. Please do not expect others to go behind you to remove them. We must all do our part to keep the neighborhood looking its best. Thanks in advance for the cooperation.



Congratulations to our "Yard of the Month" winners!

March: The Fredericks on Shadow Hill

April: The Ganleys on Shady Elm

May: The Scioneauxs on Purple Martin Lake

June: The Stampleys on Ferry Lane

July: The Bellas on Shady Creek

Aug: The Saunders on Shadow Hill



When Geese Become a Problem

Canada geese are a valuable natural resource, that provide recreation and enjoyment to bird watchers, hunters, and the general public. The sight of the distinctive V-formation of a flock of Canada geese flying high overhead in spring or fall is a sign of the changing seasons. But in recent years, flocks of local-nesting or "resident" geese have become year-round inhabitants of our parks, waterways, residential areas, and golf courses. Too often they are causing significant problems. In urban and suburban areas expanses of short grass, abundant lakes and ponds, lack of natural predators, limited hunting, and supplemental feeding have created an explosion in resident goose numbers. While most people find a few geese acceptable, problems develop as local flocks grow and the droppings become excessive (a goose produces about a pound of droppings per day). Problems include over-grazed lawns, accumulations of droppings and feathers on play areas and walkways, nutrient loading to ponds, public health concerns at various water facilities, aggressive behavior by nesting birds, and safety hazards near roads and airports. With this information in mind, our residents of Shadows Community are being cautioned accordingly.....

"Please Do Not Feed Waterfowl"

Regular Feeding Can Cause: - Unnatural Behaviour - Pollution - Overcrowding - Delayed Migration - Poor Nutrition & Disease. Many people enjoy feeding waterfowl, but the effects of this seemingly generous act can be harmful. If you care about waterfowl, please stop feeding them and allow them to return to their natural habits.

Let's Keep Wildlife Wild

Support Federal, State and Private Organizations and their effort to conserve waterfowl and their natural habitats.

This article information provided by and obtained from New York State Fish, Wildlife & Marine Resources and was verified through Louisiana Wildlife and Fisheries.

SPECIAL PARKING NOTICE

Due to construction in progress, all parking for the Shadows Community Homeowners Association Annual Meeting is restricted to the West side parking lot directly in front of the church itself. Likewise, entrance into the meeting hall is only open on that same West side.

Additionally, we want to remind you that we must also have some "pre-determined" active committee member volunteers to organize, plan, and conduct our two annual subdivision children events; Halloween Party and Easter Egg Hunt. Unless we can establish and designate specific Social Committee members, those said events will simply not be held. Again, please volunteer accordingly.



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Below you will see that the market has been very active so far this year. I have listed the active, pending and sold listings since January 2015. Don't hesitate to call me for a market analysis. Happy to contribute my services!

SHADOWS LAKE

ACTIVES

ADDRESS	LIVING AREA	BEDS/BTH	PRICE
3003 Shadows Lake Blvd.	2384	4/3	315,900
17511 Martin Lake Dr.	2414	3/2.5	329,000
17544 W. Purple Martin Dr.	2496	4/3	339,900
3412 Shadow Hill Dr.	3310	4/3	435,000

PENDINGS

17762 Shady Path Ct.	2261	4/2.5	305,000
17504 Purple Martin Ct.	3748	4/3.1	519,900
17711 Shady Path Ct.	3606	4/3	525,000

SOLDS

17628 Shady Elm Ave.	2462	4/2.1	329,900
17717 E. Purple Martin Ct.	3892	4/4	515,000

SHADOWS AT WHITE OAK

ACTIVES

ADDRESS	LIVING AREA	BEDS/BTH	PRICE
18320 Ferry Lane Ave.	2371	4/2.1	325,000

PENDINGS

3129 Harrells Lane	2432	4/3	293,900
18137 Ferry Lane	2468	4/3	310,000
18423 Ferry Lane	2810	3/2	325,000

SOLDS

3357 White Shadows	2355	4/2.1	312,000
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Jim Talbot Real Estate
Lynell Frederic, Realtor
2121 Drusilla Lane
Baton Rouge, LA 70809
Phone (225) 229-3327

OFFICIAL NOTICE

(Proxy Ballot Enclosed)

**Shadows Community Homeowners Association
Annual General Membership Meeting**

**Wednesday, September 16, 2015
at St. Jean Vianney Catholic Church Hall**

16166 S. Harrell's Ferry Road at 6:00 PM

Please be advised that the above information is your "OFFICIAL NOTICE" for our annual Shadows HOA General Membership Meeting. One primary purpose of this meeting is to elect a new board (5 in number) and an architectural control committee (3 in number). As you know, those two groups are comprised of volunteer homeowners (in "good standing") from within our subdivision who are interested in preserving its integrity, appearance, and property values. The names of those homeowner volunteers willing to serve on those previously referenced committees are disclosed on the Proxy ballot enclosed within this newsletter. Additionally, open nominations from the floor will be accepted. Please note that once elected each group determines for itself, from within, who will fulfill each specific official position. Remember, our HOA cannot "run itself"; we must have an adequate number of interested homeowner volunteers to fill those positions. Please consider doing so and advise accordingly at

Shadlake@yahoo.com

SHADOWS COMMUNITY HOMEOWNERS ASSOCIATION, INC.

ANNUAL MEETING

WEDNESDAY SEPTEMBER 16, 2015

TIME : 6:00 P. M.

LOCATION: ST. JEAN VIANNEY CATHOLIC CHURCH
16166 SOUTH HARRELLS FERRY ROAD
BATON ROUGE, LA.
FATHER ENGELS HALL

ANNUAL MEETING NOTICE AND PROXY FORM

PURPOSES OF MEETING

A. Nomination and election of members of the Board of Directors of the Association to serve for one year. (Requires majority vote of those present in person or by proxy.)

B. Nomination and election of members of the Architectural Control Committees to serve for one year.

The members of Shadows At White Oak subdivision shall elect an Architectural Control Committee by a majority vote of all members of such subdivision present in person or by proxy. The Committee elected shall have jurisdiction over Shadows At White Oak subdivision only.

The members of Shadows Lake subdivision shall elect an Architectural Control Committee by a majority vote of all members of such subdivision present in person or by proxy. The Committee elected shall have jurisdiction over Shadows Lake subdivision only.

C. Amendment of Article VIII of the Articles of Incorporation to remove term limits for members of the Board of Directors retroactively.

WHEN PROPERLY EXECUTED, THIS PROXY WILL BE VOTED AT THE ANNUAL MEETING ON SEPTEMBER 16, 2015, BY THE BOARD OF DIRECTORS OR YOUR DESIGNATED PROXY IN THE MANNER DIRECTED HEREIN BY THE UNDERSIGNED REGISTERED OWNER OF THE ADDRESS LISTED. IF NO DIRECTIONS ARE STATED, THIS PROXY WILL BE VOTED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE BOARD OF DIRECTORS.

THE REGISTERED OWNER MUST COMPLETE THE INFORMATION REQUESTED BELOW OR THE PROXY WILL BE VOID.

PLEASE COMPLETE AND RETURN THIS PROXY TO THE BOARD OFFICE AT 17532 MARTIN LAKE DRIVE, OR TO ANY BOARD MEMBER ON OR BEFORE SEPTEMBER 16, 2015. YOUR DESIGNEE MAY BRING THE PROXY TO THE MEETING AND REGISTER IT WITH A BOARD MEMBER PRIOR TO ANY VOTING. IF YOU DECIDE TO ATTEND THE MEETING, YOU MAY RECLAIM YOUR PROXY AND CAST YOUR VOTE IN PERSON.

PROXY VOTING

ITEM 1. ELECTION OF BOARD OF DIRECTORS

The Board of Directors recommends a vote for the nominees listed below for the Board of Directors. (Nominations may be made from the floor.)

NAME	FOR	AGAINST
1. Scarlett Aucoin	_____	_____
2. Marty Pousson	_____	_____
3. Charles Dartez	_____	_____
4. Debbie Bruton	_____	_____
5. Tony Graphia	_____	_____

ITEM 2. ELECTION OF ARCHITECTURAL COMMITTEE (Nominees to be made at the meeting from the floor.)

The Board recommends a vote for the nominees listed below for the Architectural Control Committees. (Nominations may be made from the floor.)

NAME	FOR	AGAINST
1. Brian Dorsa	_____	_____
2. Paul Rider	_____	_____
3. Kenneth LeBeau	_____	_____

I reside in Shadows at White Oak _____ Shadows Lake _____ (Do not fail to check one; failure to do so will void your votes on this item.)

ITEM 3. AMENDMENT OF ARTICLE VIII OF THE ARTICLES OF INCORPORATION

To amend Article XIII of the Articles of Incorporation to read as follows:

The powers of this corporation shall be exercised by a Board of Directors which shall consist of not less than three (3) nor more than five (5) members of the corporation in good standing to be elected annually. Terms shall continue until the next annual meeting for the election of officers. Should the Board for any reason lose the minimum number of Directors, the remaining Director or Directors may call an emergency meeting with ten (10) days notice to the membership for the purpose of electing sufficient numbers of Directors to comply with the requirements of this Article. This article is retroactive.

FOR _____ AGAINST _____

DATE: _____

PRINT NAME: _____

SIGNATURE: _____

ADDRESS: _____

DESIGNATED PROXY: (You may designate a member to vote your proxy if you do not wish the Board to do so.)

DESIGNATED PROXY:

(PRINT NAME) _____

ARTICLES OF INCORPORATION AND RESTRICTIONS MAY BE ACCESSED ON THE SHADOWS COMMUNITY HOMEOWNERS ASSOCIATION WEBSITE: shadowsshoa.com