

Shadows Community Homeowners Association

10985 N. Harrell's Ferry Rd.

Baton Rouge, LA 70816

**Proxy
Inside**

Your Newsletter

from the

Shadows Community Homeowners Association



The Shadows Community Newsletter

August, 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,

We hope everyone enjoyed their summer and found time to relax. School has started and the holidays will be upon us before we know it.

We are still working on common ground repairs from the flood, but the subdivision is beautiful once again.

It's that time again, time for our annual meeting. We will be meeting next month to elect new officers for our board and Architectural Control Committee. We have included a proxy in this newsletter with a list of homeowners that have volunteered to serve. There is room for more nominations on the proxy, and anyone can volunteer from the floor at the meeting. The meeting will be held at the Jones Creek Library on September 27, 2017, at 6:00 p.m. Please plan to attend. If you are unable to attend, please send your proxy to the address on the proxy or drop it off to any board member. Your vote matters!

We look forward to seeing everyone at the annual meeting!

Sincerely,

Board of Directors

Shadows Community HOA



Your HOA at Work



The Nutria Are Back!

The nutria are wreaking havoc once again on lake 2. As many as seven have been spotted at one time. Five baited cages were placed along the bank in different locations. Due to the rain and the water level changing so frequently, none have been caught. Those little critters can destroy a yard in no time.



Subdivision Security



We know that security is an issue on everyone's mind. The board met with a security company and was given an estimate of approximately \$20,000 for the three entrances. Because we tried to minimize the dues increase and still cover expenses, it is not in our budget this year to implement security cameras. The flood repairs have been substantial, and we are still not finished.

We do plan to meet with the security company again after the first of the year to revisit our options.



Flood Repairs Are Still Underway

Another piece of the infamous "island" in lake 4 has broken loose and is floating around. The board has asked for a quote to remove the remaining island, drag the debris to the back near the creek, and bring in more gravel for the trails. After all the high water, part of the trail has settled and now goes under water after a heavy rain. We want our residents to continue to enjoy our trails and beautiful common grounds.



Darnell Browning
Agent



225-752-1600

5664 Jones Creek Rd
Baton Rouge, LA

***Looking for a local State Farm Agent?
We're just 1 minute away!***

752-1600

Call us or better yet, stop by and visit.





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) with your contact information so that we may update our records. Again, welcome!

The Kiels	18230 Shadow Creek	The Williams	17727 W. Purple Martin
The Ballards	17525 Shady Elm	Max Shaneyfelts	18536 Shadow Creek
	Nick Tran	18026 Shadow Creek	



Please Remember...

Most Exterior Improvements Require Board Approval

Please remember to submit plans to the ACC for improvements, such as fences, pools, additions, etc. These home improvements require board approval. We know with all the rebuilding it's easy to forget that there are restrictions pertaining to certain improvements. Please help us maintain the integrity of our subdivision by following the restrictions.

Congratulations to Our "Yard of the Month" Winners!

May: The Welborns at 17772 Shady Path

June: The Passmans at 18364 Oak Lane

July: The Roppolos at 17617 Shady Elm

August: The Frolovs at 3147 Shadow Hill



No Parking on Common Ground

There is no parking on the common ground. This includes cul de sacs and between the street and sidewalks. After the flood, the HOA had to bring in dirt and have the cul de sacs scraped and leveled. Please be considerate; repairs to the common ground can be costly. We appreciate your cooperation.



WE WANT TO PAINT YOUR HOUSE AND MAKE YOU HAPPY!

We are a locally owned and operated painting company servicing the Baton Rouge and surrounding areas. We are looking for new customers to put a smile on their face. We provide quality painting needs to residential homes at competitive prices.

Complete Interior Painting

- * Painting of Walls-Drywall and Plaster
- * Painting of Ceilings
- * Door Painting and Staining
- * Window Painting and Staining
- * Spray Painting of Shutters, Doors & Trim
- * Cabinet Painting, Finishing & Antiquing
- * Painting of Wood Paneling and Wainscot
- * Baseboard, Crown & Light Carpentry

Related Services: Drywall, Plaster, Wood Repairs & Light Carpentry

Complete Exterior Painting

- * Stucco, Wood, Composite & Vinyl Siding
- * Wood & Vinyl shutters, Gutters
- * Doors, windows, Fascia & Eaves
- * Desks, Railings & Patio covers

No Job Too Small!!!

Pressure Washing & Cleaning

- * Removing Mildew, Loose Paint & Stains
- * General Cleaning of Surfaces

Metal Finishes: Patina, Wrought Iron, Security Doors, Metal/Clad Windows, Doors & Gates

Joe Lillie 225-888-9074

Shanna Lillie 225-888-9451



Zika Virus Update...

Zika Cases in Texas and Florida



About Zika

- Zika is spread mostly by the bite of an infected *Aedes* species mosquito. These mosquitoes bite during the day and night.
- Zika can be passed from a pregnant woman to her fetus. Infection during pregnancy can cause certain birth defects.
- There is no vaccine or medicine for Zika.

- Local mosquito-borne Zika virus transmission has been reported in the continental United States.

Symptoms, Testing & Treatment

- Many people infected with Zika virus won't have symptoms or will only have mild symptoms.
- The most common symptoms of Zika are fever, rash, headache, joint pain, red eyes and muscle pain.

Areas of Risk

- Local mosquito-borne Zika virus transmission has been reported in the continental United States.
- CDC has guidance for people living in or traveling to Brownsville, Texas, a current Zika cautionary area.
- CDC has guidance for people living in or traveling to Miami-Dade County, Florida, a previous Zika cautionary area.
- Zika is a risk in multiple countries and territories.

Prevention of Zika

The best way to prevent Zika is to protect yourself from mosquito bites.

Did You Know?

City Parish will come to your house and spray for mosquitos every week at no charge. Just call **356-3279**, leave your name and address, and tell them you want your yard sprayed for mosquito control. The company working for City Parish is called "Magic Jack." Neighbors can get together and call on the same day each week so when they come to spray one, they spray all. Each homeowner has to call each week to schedule his own personal spraying.

SHADOWS COMMUNITY HOMEOWNERS ASSOCIATION

ANNUAL MEETING

September 27, 2017

at 6:00 p.m.

Jones Creek Library

6222 Jones Creek Rd.

Baton Rouge, LA 70816

Room #1

ANNUAL MEETING NOTICE AND PROXY FORM

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

When properly executed, this proxy will be voted at the annual meeting on September 27, 2017 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.

Shadows Community Annual Meeting Proxy

DATE _____

SIGNATURE _____

PRINTED NAME _____

ADDRESS _____

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

DESIGNATED PROXY:

NAME _____

I reside in Shadows at White Oak _____ **Shadows Lake** _____

(Check one or your vote will be void.)

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

SHADOWSHOA.COM

Shadows Community Annual Meeting Proxy

Please complete and return this proxy to the board office at 18117 Ferry Lane Baton Rouge, LA 70816 or to any board member on or before September 27, 2017. 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.)

	For	Against
1. Charles Dartez	_____	_____
2. Marty Pousson	_____	_____
3. Kathy Wisner	_____	_____
4. Ann Richardson	_____	_____
5. Scarlett Aucoin	_____	_____

Floor Nominations:

- A. _____
- B. _____
- C. _____

Item 2. Election of Architectural Control Committee (Nominations may be made from floor.)

	For	Against
1. Jason Lachney	_____	_____
2.	_____	_____
3.	_____	_____

Real Estate News

Status	Address	Subdivision ↕	SqFt Lv	Price Per SQF	Sold Price/LvSc	Beds	BathsDisp	Days On Market	Price
SLD	18026 SHADOW CREEK AVE	Shadows At White Oak The	4,203	\$49.96	49.96	5	4/1	0	\$210,000
SLD	18248 FERRY LANE AVE	Shadows At White Oak The	2,186	\$155.54	155.54	4	2/1	37	\$340,000
SLD	18403 SHADOW CREEK AVE	Shadows At White Oak The	2,412	\$132.26	132.26	4	3/	7	\$319,000
SLD	3255 WHITE SHADOWS DR	Shadows At White Oak The	2,314	\$140.88	140.88	4	3/	8	\$326,000
SLD	17512 MARTIN LAKE DR	Shadows Lake	2,470	\$111.34	111.34	4	3/	109	\$275,000
SLD	17605 W PURPLE MARTIN CT	Shadows Lake	2,429	\$138.74	138.74	4	3/	11	\$337,000
SLD	17684 MARTIN LAKE DR	Shadows Lake	3,145	\$71.54	71.54	4	2/1	143	\$225,000
SLD	17743 SHADY CREEK AVE	Shadows Lake	2,036	\$122.79	122.79	3	2/0	39	\$250,000
SLD	17739 SHADY ELM AVE	Shadows Lake	2,490	\$73.33	73.33	4	2/1	7	\$182,600
SLD	17720 SHADY ELM AVE	Shadows Lake	3,191	\$134.75	134.75	4	4/	8	\$430,000
SLD	17623 MARTIN LAKE DR	Shadows Lake	2,164	\$90.11	90.11	3	2/1	21	\$195,000
SLD	17727 E PURPLE MARTIN CT	Shadows Lake	3,245	\$117.87	117.87	4	3/0	202	\$382,500
SLD	17623 MARTIN LAKE DR	Shadows Lake	2,164	\$129.39	129.39	3	2/1	9	\$280,000

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 at (225) 229-3327 or email me at lynellfredericrealtor@gmail.com. You can also visit my website at www.lynell.jimtalbot.com. Whatever your real estate needs, it would be my pleasure to be of service.

OREO DESSERT

1 PKG. OREO'S (SHORT Pkg.) CRUSHED

1 PKG. BUTTERFINGERS (6 PKG.), CRUSHED

1/2 GALLON ICE CREAM

1/2 STICK BUTTER

Crush Oreos and Butterfingers. Melt butter and add to mixture. Press 1/2 into 9x13 inch pan. Cover with ice cream. Top with remaining crumbs. Cover with foil and freeze. Take out about 10 minutes before serving.

Easy and delicious! Enjoy!

