

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 2018



SCHOA BOARD MEMBERS

President: Charles Dartez

Vice President: Ann Richardson

Secretary: Marty Pousson

Treasurer: Kathy Wisner

Member at Large: Scarlett Aucoin

Architectural Control Committee

Chairman: Jason Lachney

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

Dear Neighbors,

Summer is in full swing and everyone is active in outdoor activities in south Louisiana. It is therefore very important to stay cool and hydrated during these activities. It takes very little time for someone to be overcome by heat and once this happens it can become very serious. Try to be safe out there and let's enjoy the summer months.

Your board has been hard at work on continuing upgrades and repair work throughout the subdivision. The walking trail has been upgraded with some new rock, the tennis courts have been cleaned and new benches placed there, some entrance signs have been replaced and an old dead tree as been removed from the area around lake 4.

While there is still some repair work being done to some homes damaged in the 2016 flood, it is important we keep up maintenance of the front yards as this is the first thing potential buyers see when they come through the area, We would like to maintain the value of our subdivision.

Finally, it is that time of year when we start looking for people to serve on the board or any of our committees

The annual meeting will be Sept.19, 2018 at Jones Creek Library and we need new people to get involved in our subdivision. Each year it seems to get harder and harder to find people willing to serve on any of these positions. This is your subdivision so get involved.

Sincerely,

Charles Dartez

Board President

Annual Meeting

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 19, 2017, at 6:30 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!



GROWTH IN OUR LAKES

We have weeds growing in Lake 3 and Lake 4 along the bank. They will be sprayed a little at a time to kill the growth. To keep from harming the fish, it will have to be done in sections and slowly.

Please be patient, it takes time to do it right.

PARK SIGN IS BACK

The sign for our park is back, thanks to Marty Pousson. It was destroyed after the flood. It was repainted and the posts were replaced. It looks great! Marty is also your Board Secretary.

Thank you Marty for all you do for the subdivision!



ALLIGATOR SIGHTING

Residents are still reporting seeing a "large" alligator in lake 3. Please be mindful of your children or grandchildren when they are around the lake. Alligators are very unpredictable and can show up anywhere!





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.



Our New Normal

It has been two years since the flood and our community is flourishing! It has been a long journey but we persevered. Our grounds are beautiful again, the lakes are clean and the wildlife is back. We are truly blessed to live in such a fine community!

Speaking of Wildlife...



There have been several sightings of coyotes and foxes in the area. Some were seen during the day on resident's driveways. They certainly seem comfortable with their surroundings and humans.

There has also been several reports of missing cats. Please keep an eye on your pets, especially at night.



DAMAGED OR ABANDONED HOMES

We still have several homes that appear to be abandoned or no work is being done on them after the flood. There was a moratorium on enforcing subdivision restrictions until May of this year. The board has received requests from concerned neighbors about the condition of these properties and the unkempt yards. We are doing our best to assess each situation individually and will take action where necessary. Our restrictions allow the HOA to hire someone to clean up abandoned or unkempt properties. It also allows the HOA to recoup their cost by placing a lien on the property. The HOA exists to protect everyone's property values, liens will be placed as necessary.



DEAD TREE TAKEN DOWN

Green Seasons notified the board of a huge dead tree on one of our trails. The board had an arborist check it and it needed to be taken down. We received several bids and recently had the tree removed. Many of the large trees were here when the subdivision was started. Please remember our restrictions prohibit the planting of trees on common ground.



Welcome Your New Neighbors...



Kenneth Copple 3357 White Shadows

Della & John Green 18404 Ferry Lane

Demetrius & Mary Wells 17511 Martin Lake

Kim Le & Nahn Dong 17544 W. Purple Martin



Congratulations To Our “Yard of The Month” Winners!

May: *The Conways at 18127 Ferry Lane*

June: *The Holmes at 17627 Shady Elm*

July: *The Cheneverts at 18314 Oak Lane*

August: *The McDaniels at 3004 Shadow Hill*



CHILDREN'S PARTIES

There wasn't a Halloween party in the park last year because no one volunteered to host it. The HOA pays for the hotdogs, chips, drinks and candy for the kids. In years past we always had a huge turn out and the kids absolutely loved dressing up and seeing each other. Grandparents loved it. It was so cute to see all the kids dressed up and their excitement was contagious.

Please consider volunteering this fall for the Halloween Party, the kids really enjoy it and so do the parents. Please contact the HOA at shadlake@yahoo.com for details.

Your HOA Needs YOU!

We will be electing new board members next month for 2019. We are always asking for help. If you don't want to be a board member, there are many areas that you could help. We have the equivalent of three subdivisions under our HOA. As you can imagine, it takes a lot of time and effort for five board members to cover everything. Your HOA is committed to maintaining the integrity of our subdivisions, but they need help. They are protecting your interests as well as your property values.

We also need volunteers for the Architectural Control Community. Without ACC members, approval for improvements will take longer, violations will possibly go unnoticed. The effect of no ACC will be felt by all. Please consider volunteering.

Easy Rider Travel



CRUISE FROM NEW ORLEANS *Drive Don't Fly For The Best Cruise Prices.*

7 Night Western Caribbean Cruise

Starting from: **USD 498.50***

Taxes, fees and port expenses: \$1.87 USD



Ship Name: Vision Of The Seas

2018 Sail Date: Dec 15

Destination: Caribbean

Departure Port: New Orleans, Louisiana

Pricing:

Per Person

- Interior -
USD 498.50*

Special Rates : BOGO NO REF DEP¹

*Price w/ asterisk shows nonrefundable deposit fare; cancellation and change fee of 0 USD/pp applies. Price is per person, select sailings & staterooms, double-occupancy, reflects promotions, and subject to change and availability. Taxes, fees & port expenses additional. Other restrictions apply. ©2018 Royal Caribbean Cruises Ltd. Ships registry: Bahamas, Malta, Ecuador.

Easy Rider Travel 753-9868 For more information or to make a reservation, contact:



Easy Rider Travel

PAMLEA Rider

3152 White Shadows Dr.

Baton Rouge, LA 70816

Phone: 225-753-9868

Web: www.easyridertravel2.com

Email: easyridertravel2@aol.com

*Prices with an asterisk shows Non-Refundable Deposit fare. A fee of 0 USD cancellation or change fee per guest applies. Price is per person, in USD, for cruise only on select sailings and stateroom categories, based on double-occupancy, reflects any promotional savings, and is subject to change and availability. Taxes, fees, and port expenses



SHADOWS COMMUNITY HOMEOWNERS ASSOCIATION ANNUAL MEETING

10985 N Harrells Ferry Rd, Baton Rouge, LA 70816

November 9, 2018

BALLOT

NAME _____

(Print)

Address

Elections:

Nominations may be made from the floor prior to ballot collection. If you wish to vote for such nominees, please write in names where appropriate. You may nominate members for your subdivision, but three members must be nominated and elected for each subdivision. A nominee for your subdivision may live in the other subdivision.

ELECTION OF BOARD OF DIRECTORS

FOR AGAINST

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

FLOOR NOMINATIONS

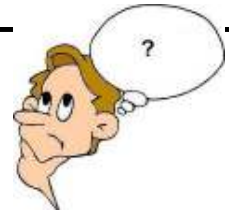
- A.** _____
- B.** _____
- C.** _____

B. ELECTION OF ARCHITECTURAL CONROL COMMITTEE

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

NAME (SIGN) _____

Frequently Asked Questions:



The board receives questions and concerns about various issues within the subdivision. In order to clarify some of those issues, we have compiled a list of frequently asked questions with answers...

1. **Who owns the fence along Harrell's Ferry Rd? The homeowners that back up to Harrells Ferry own the fence bordering their property. It was put there by the developer to buffer the traffic, but it is within their individual property boundaries.**
2. **What do our dues pay? Maintenance of our common grounds, lakes, tennis courts and playground, planting of the entrances, trimming of trees, mowing of the levee, our newsletter, mail outs, printing and postage, our CPA, any attorney fees for lawsuits, liens, any repairs to our grounds, lakes or fountains, electricity, water for the grounds and flower beds, entrance decorations, insurance for our grounds and lakes.**
3. **Why don't we have our own patrolman? We used to have a deputy patrolling the subdivision when ever he was available and it was costing \$10,000 a year. The budget was tight and we realized that one deputy couldn't possibly protect approximately 400 homes alone. We have deputies that are already paid to protect our subdivision. We can ask them to do extra patrols when necessary.**
4. **Why doesn't the board handle loud parties, loose dogs, suspicious people, people in our park after dark, parking on the street etc.? Because we do not have the authority to do so. The board is only legally authorized to enforce the restrictions of our subdivisions.**
5. **How can the board make decisions without everyone's vote? The board is elected by the residents to make decisions on their behalf. It would be impossible to contact every homeowner with every issue that comes up. There are five board members and everything is put to a vote for approval. It takes a majority vote, a minimum of three votes, to pass any motion. One individual board member does not have the authority to approve anything affecting our community.**

If you have any questions or concerns, please contact the board at shadlake@yahoo.com



Watch for signs of heatstroke in your pets



Extreme temperatures can cause heatstroke. Some signs of heatstroke are heavy panting, glazed eyes, a rapid heartbeat, difficulty breathing, excessive thirst, lethargy, fever, dizziness, lack of coordination, profuse salivation, vomiting, a deep red or purple tongue, seizure, and unconsciousness.

Animals are at particular risk for heat stroke if they are very old, very young, overweight, not conditioned to prolonged exercise, or have heart or respiratory disease. Some breeds of dogs—like boxers, pugs, shih tzus, and other dogs and cats with short muzzles—will have a much harder time breathing in extreme heat.

How to treat a pet suffering from heatstroke...

Move your pet into the shade or an air-conditioned area. Apply ice packs or cold towels to their head, neck, and chest or run cool (not cold) water over them. Let them drink small amounts of cool water or lick ice cubes. Take them directly to a veterinarian.



You are invited!

COME TOUR



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ENTERTAINMENT

Call to make your
reservation today.

Ask about
entertainment times scheduled.

Host a small group at our
community—inquire for details.

We are excited to be your neighbor
and look forward to seeing you!

For more information, please call 225.706.0037

3130 Jones Creek Road, Baton Rouge, LA 70816
gardenview.org





THANKING OUR ADVERTISERS

As you read through our newsletter you will notice several different ads. These advertisers help with the cost of printing the newsletter. We used to mail out a newsletter four times a year but it became too costly. We now mail out a newsletter three times a year. We have the cost of printing along with the cost of postage for approximately four hundred newsletters.

We hope you will consider these advertisers when in need of their services. There are several that have supported us for years. Hopefully, we can return the favor!

RAISING FARM ANIMALS?

It is against the restrictions and city ordinances to raise farm or exotic animals on your property. It can cause disease and it smells. Recently we had chickens running loose and disturbing the neighbors. The homeowner was notified they were in violation of our restrictions and city ordinances. The problem has been corrected. Please obey the restrictions and consider your neighbors.

DUES UPDATE

Out of approximately four hundred homeowners in our Shadows Community, there are nineteen that haven't paid their dues. Late letters were sent and now liens will be placed. The HOA operates on a budget and the budget is based on everyone paying their dues. Dues are the only way we can continue to maintain the integrity of our community. Please remember the deadline.



SCHOOL IS STARTING SOON!

Please watch for children getting off buses and crossing streets as school starts. The speed limit in our subdivision is 25 mph. When turning in you can't always see someone in the street until you're right on them. It's best to slow down and be safe!

Gardening Tips From Charles...

The days of summer are winding down and thoughts of fall are on the horizon. I'm always thinking of that first cool front that will come through in a few weeks, probably mid September or earlier, and will bring that nice crisp cool air. As we go through this transition, so will the plants in our landscape. Trees will begin to turn those vivid colors of fall. Crepe Myrtles will stop putting out those blooms that we have enjoyed all summer, and everything will begin to slow down. It is at this time we have to think of what we need to do to keep our landscaping looking nice through the winter. The good news is our lawn and plants are going dormant which means there will be less cutting and trimming. So here are a few hints to keep your yards looking nice:

If you want color in your landscaping there are several varieties of plants at the nurseries. Cabbages, pansies, and Violas, just to name a few. Just browse the tables of plants and always ask for information on the growing habits of the plants that you have chosen. You will always find the employees at the nurseries eager to assist you.

Mulching: Most of you put mulch down in the spring. If you need to refresh it, now is the time. By doing this it will make your plants stand out. Always use the color of your choice when selecting your mulch. You will find that there are several colors and textures to choose from.

Trimming: This will be the last time that you should have to trim, before winter sets in. Do not cut Crepe Myrtles until January or February, cutting them too early will bring on new growth too soon. All other shrubs can be trimmed except Azaleas. The time for trimming Azaleas is after they bloom in the Spring.

Fertilization: I always recommend to people that they winterize their lawn and shrubs in the fall, when the roots are going dormant. By fertilizing in the fall, you are protecting and nourishing the plants. In doing this you will be assured of plant growth in the Spring. When buying winterizer, always consult the nurseryman on how to use the product.

I hope these hints are useful to you and help to make your landscape projects easier. Finally, I would like to say that the company that is taking care of the subdivision grounds is doing an exceptional job. I've also observed while riding around the neighborhood, that the homeowners are taking excellent care of their landscape. By taking an interest in your landscape, it also helps to keep our home values up.

Happy Gardening!

Charles Roppolo





West Nile found in three Louisiana parishes

Mosquito samples collected in three local parishes have tested positive for West Nile Virus.

East Baton Rouge Parish Mosquito Abatement and Rodent Control reports that five samples in St. John the Baptist and one sample in Tangipahoa parishes tested positive for West Nile Virus.

St. Tammany Parish Mosquito abatement says three samples collected from traps in the Covington area over the past two weeks also tested positive for West Nile Virus. Residents in the Covington area can expect increased abatement efforts, including daytime larval treatments as well as nighttime mosquito spraying with trucks and airplanes.

Three positive samples were also collected in East Baton Rouge Parish.

The samples were collected in the first week of June by the Louisiana Animal Disease Diagnostic Laboratory at LSU.

According to the Centers for Disease Control, West Nile is commonly spread to people through mosquito bites. There are no vaccines to prevent or medications to treat West Nile Virus. People can reduce their risk of being infected by wearing bug spray, long-sleeved shirts and pants.

The CDC says most people infected with West Nile Virus do not have symptoms, but one in five people who are infected develop a fever and other symptoms.

Remember you can call City Parish and they will come out and spray your yard free. The number to call is 356-3279. Don't be alarmed when you get a recording for "Majic Jack." that is the name of the company the city hired to spray. Just leave a message with your name, address and that you would like to have your yard sprayed for mosquitos. They will show up the next week and spray. You never know when they re coming, but they do come.

Get Your **Green Thumb** On...



**13121 COURSEY BLVD.
BATON ROUGE, LA 70816
(225) 756-0008**

**8680 PERKINS ROAD
BATON ROUGE, LA 70810
(225) 766-0300**

**39245 HIGHWAY 42
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(225) 677-7984**

**YOUR HOMETOWN
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SCHA 2019 BUDGET

INCOME:

Budgeted Income	
\$	114,000.00

EXPENSES:

Maintenance	
Grounds	\$ 40,000.00
Landscaping	\$ 4,500.00
Lakes	\$ 4,500.00
Levee	\$ 1,000.00
Tennis Court	\$ 300.00
Park	\$ 250.00
Walking Trails	\$ 800.00
Boulevard Decorations	\$ 400.00
Signs	\$ 250.00
Total Maintenance	\$ 52,000.00

Utilities	
Electricity	\$ 9,000.00
Water	\$ 1,200.00
Total Utilities	\$ 10,200.00

Administration	
Liability Insurance	\$ 5,800.00
Professional / Legal Fees	\$ 4,970.00
Accounting Fees	\$ 3,200.00
Directors & Officers' Insurance	\$ 3,300.00
Property Tax	\$ 350.00
Office Supplies	\$ 250.00
Postage	\$ 1,000.00
Printing	\$ 2,500.00
Security	\$ 6,000.00
Web Site	\$ 500.00
Bank Fees	\$ 125.00
P.O. Box Fee	\$ 180.00
Total Administration	\$ 28,175.00

Committees	
Christmas	\$ 225.00
Easter	\$ 500.00
Halloween	\$ 300.00
Total Committee Expenses	\$ 1,025.00

Reserves	
Master Plan	\$ 10,000.00
Contingency	\$ 10,000.00
Tree Removal	\$ 2,600.00
Total Reserve	\$ 22,600.00

TOTAL EXPENSES:	\$ 114,000.00
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REAL ESTATE NEWS!

PENDING!



Shady Creek

PENDING!



White Lane

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.

SOLD!



Shadow Hill



Office 927-2144

Cell 229-3327



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