

# Shadows Community Newsletter

August, 2019



## **SCHOA BOARD MEMBERS**

President: Charles Dartez

Vice President: Ann Richardson

Secretary: Marty Pousson

Treasurer: Kathy Wisner

Member at Large: Scarlett Aucoin

**Architectural Control Committee**

Special Advisor: Jerril Musso

In the April newsletter it was mentioned that unfortunately, it would be the last edition. Scarlett Aucoin, who has been publishing it for several years, is no longer available to do so. If you are like me, you look forward to seeing what is going on in our subdivision and find it informative. I gladly volunteered to keep it going! Hopefully you will like the new look and enjoy the information inside. If you would like to see something included, or have news, events, or something exciting you would like to share, please send to the addresses below. It may be in the next issue!

Debbie Gilbert

WWW.SHADOWSHOA.COM

Email SHADLAKE@YAHOO.COM

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

Dear Neighbors,

Ask any adult and they will tell you it has been a very hot summer! Hopefully everyone found somewhere to keep cool, relax, and enjoy the long lazy days. Ask any child and they will tell you summer vacation is never long enough! Since school has started, please remember to obey the school zones and watch for children.

It's time again for our Shadows HOA Annual Meeting. It will take place next month to elect new officers for our Board and Architectural Control Committee. We have included a ballot in this newsletter with a list of homeowners that have volunteered to serve. Please follow the directions to cast your vote. There is room for more candidates on the ballot, and anyone can be nominated from the floor at the meeting. The meeting will be held at the **Jones Creek Library on Wednesday, September 25, 2019, at 7:00 p.m.** Please plan to attend and bring your ballot to submit. If you are unable to attend, mail your ballot to the address listed on it, or give to a neighbor who will be attending. Your vote matters! Also in this newsletter, you will find a Neighborhood Volunteer Form, where you can sign up to help around your subdivision. There will also be a sign up sheet at the meeting. We all have busy schedules, but please consider giving just one or two hours of your time a year. Remember, it takes all of us to keep our neighborhood beautiful. We look forward to seeing everyone at the annual meeting!

Sincerely,



**Your HOA at Work**

**COME OUT AND PLAY!**



We are so excited that the new playground equipment is installed! The old equipment was rusted and unsafe and will be removed soon. Instead of sand underneath, the area is cushioned with a soft mulch. The swing set will be painted to match the new equipment and new swings will be placed. This is such a great addition to our neighborhood park and hopefully will bring years of enjoyment to everyone!



SHADOWS COMMUNITY HOMEOWNERS ASSOCIATION BUDGET 2020

INCOME:	BUDGETED INCOME	\$	114,000.00
<b>EXPENSES</b>			
<b>MAINTENANCE</b>			
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
<b>TOTAL MAINTENANCE</b>		\$	<b>52,000.00</b>
<b>UTILITIES</b>			
Electricity		\$	9,000.00
Water			1,200.00
<b>TOTAL UTILITIES</b>		\$	<b>10,200.00</b>
<b>ADMINISTRATION</b>			
Liability Insurance		\$	5,800.00
Professional/Legal Fees			4,970.00
Accounting Fees			3,800.00
Directors' and 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
<b>TOTAL ADMINISTRATION</b>		\$	<b>28,775.00</b>
<b>COMMITTEES</b>			
Christmas		\$	225.00
Easter			500.00
Halloween			300.00
<b>TOTAL COMMITTEE EXPENSES</b>		\$	<b>1,025.00</b>
<b>RESERVES</b>			
Master Plan		\$	10,000.00
Contingency			10,000.00
Tree Removal			2,000.00
<b>TOTAL RESERVE</b>		\$	<b>22,000.00</b>
<b>TOTAL EXPENSES</b>		\$	<b>114,000.00</b>

**LANDSCAPE MAINTENANCE CONTRACT**

After much hard work, the Board has negotiated a new maintenance contract with RCI Landscaping. RCI will be landscaping the entrances three times a year as opposed to twice a year. The levy will also be mowed three times a year as opposed to twice a year in hopes of keeping our grounds beautiful year round!





You are invited!

**COME TOUR**



**HAVE LUNCH**



**ENJOY LIVE 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





## IMPORTANT REMINDERS



**QUESTION?** CAN I ADD A FENCE, POOL, PATIO EXTENSION, OUTDOOR KITCHEN, CABANA OR SHOP

**ANSWER:** ONLY IF YOU SUBMIT AN ACC FORM TO SCHA AND GET APPROVAL PRIOR TO CONSTRUCTION

In an effort to provide and protect each individual homeowner's rights and property values, it is required by our Neighborhood Restrictions that any homeowner considering improvement to their deeded property, **MUST** submit a Request for Home Improvement to the Architectural Control Committee (ACC) for approval, prior to initiating planned improvements. Mentioned above are just SOME of the things that need approval. Not sure if your project /addition needs approval? Check with the SCHA. If any change is made that has not been approved, the SCHA has the legal right to require the homeowner to remove the improvement from the property . To submit the form and view Architectural restriction guidelines, go to :  
[www.shadowshoa.com](http://www.shadowshoa.com)

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### BE CAREFUL!

We are so lucky to live in a neighborhood that has such beautiful lakes to enjoy. Fishing, boating or walking along the trails around them are a fun way to spend some time. For everyone's safety, there is absolutely NO SWIMMING allowed. Alligators have been spotted several times and we can not be sure when they are present. Please remind your children to be careful and obey the signs posted.



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Remember, No signs of any kind or description may be displayed on any lot.

Only Exception... "Real Estate For Sale" signs, which may not exceed five square feet in size



# THE MAILBOX GUY™

## CUSTOM/INSTALLED MAILBOXES

Let The Mailbox Guy™ professionally install or service your mailbox.

### Mailbox services include:

- Professional installation
- Welding repairs
- On-site servicing
- Part replacement
- Repainting/refurbishing



Call The Mailbox Guy™ for a quote

**225-346-0896**

See our full line of mailboxes at  
**Brian's Furniture** in Historic  
Downtown Port Allen, or visit

**[TheMailboxGuyLA.com](http://TheMailboxGuyLA.com)**

515 Court St, Port Allen, LA

Store Hours:

Tuesday – Friday 9-6

Saturday 9-4

Closed Sunday and Monday



*Thank You Neighbors!*

**ALLIGATOR WEED IN LAKE 3**

For quite some time there has been a problem with vine overgrowth in Lake 3. It has been identified as Alligator Weed, a very invasive vine from South America. The homeowners around the lake took the initiative to spearhead a day and remove the weeds from the lake. After contacting the person in charge of LSU lakes, they were told removing it and then maintaining was the best solution. Pictured from left are **Ray Stelly, Shay Cooper, Scotty Holloway, Scott Mayer, Debbie Gilbert, John Gilbert, Richard Anderson, Ryan LeBlanc, Patricia LeBlanc, Jessica Bankston. Not pictured, Duke Ngo, Patrick Perrien and Warren Berthelot.** Everyone living along the lake will do their part to remove any that return until they are gone! Thank you **Erritta Perrien** for bringing everyone water and **thank you**



**Shay Cooper** for supplying the garbage bags and cart to haul off the more than 50 bags that were collected. It was a hot day, and not so fun job, but a great way to meet our neighbors and work together to make the lake more enjoyable for all. Thank you to everyone who helped!!



**FENCE REPAIR**

Thank you **Lance Falcon** for repairing this section of the tennis court fence! Looking at the before and after pictures, it's easy to see you did an awesome job!

DETACH HERE



**WE NEED YOU. YES YOU!**

Like to throw a party? Are you a handyperson? Then please consider giving just one or two hours a Year to help keep your neighborhood beautiful and your dues down. Yes! That's all it takes to make a big difference. Fill in the information below and Mail it in with your ballot, Bring to the meeting, or Give to a neighbor who will attend. If something comes up during the year, we will contact you to see if you can help.

In the past some of YOUR NEIGHBORS have done their part by fixing our broken trail sign, painting our gazebo at the park, repairing our nets on the tennis court, replacing broken lights on our boulevards, installing hand rails on our trails, and decorating our front entrances for holidays. You can help with minor repairs like these, or help throw the Halloween or Easter parties held at the park for the kids. If you have a preference, please let us know where your talents can be utilized. Thank You!!!!!!

NAME: \_\_\_\_\_ CONTACT # \_\_\_\_\_ EMAIL \_\_\_\_\_



## Welcome New Neighbors!

We would like to welcome our new neighbors to this wonderful subdivision!

The Tubbs at 18414 Shadow Creek

The Trammels at 17674 Martin Lake

The LeBlancs at 17740 Shady Elm Ave.

The Berthelots at 3124 Shadows Lake

The Landes at 3314 Harrell's Lane

Darry Lewis at 3113 White Shadows

The Westleys at 17728 E. Purple Martin

The Williams at 18403 Ferry Lane

The Eddlestons at 18242 Oak Lane

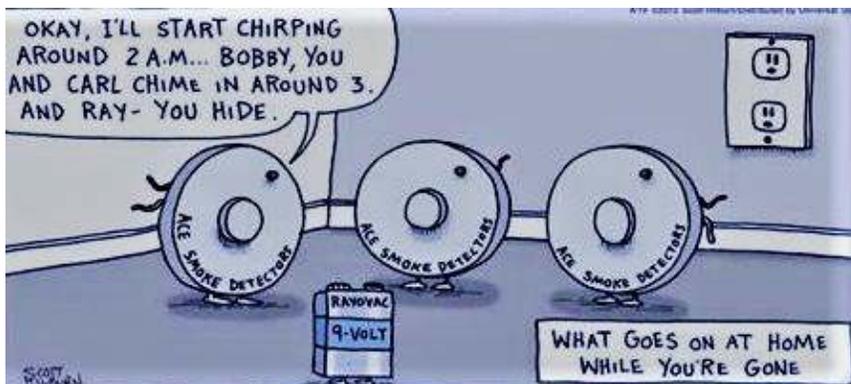


If you recently moved to the

Shadows Community and your not listed above, please contact the HOA with your contact information so that we may update our records and welcome you!

## KEEP YOUR HOME AND FAMILY SAFE

How often should the batteries in a smoke detector be replaced? If you would rather not risk being awakened by the chirp, you can beat it to the punch by proactively replacing the battery on a regular schedule. Most detectors will operate **about 6 months** on a battery, so the common advice is to replace batteries **twice a year**. If you think that your alarm's old battery has some "life" left, use it in a product that doesn't have to do with safety. Or consider a switch to a newer model of smoke alarm with a lithium-ion power source that lasts 10 years.



## Congratulations

### Yard of the Month

### Winners!

Enjoy Your Gift Card From Louisiana Nursery!

#### May

The Bakers

18232 Oak Lane Avenue



#### June

The Bennetts

17618 Shady Elm Avenue



#### July

John Spruell

18221 Oak Lane



#### August

The Roppolos

17724 Shady Creek





## HAVE YOU HEARD?

### Neighborhood Library Getting An Update

In case you haven't heard, the Jones Creek Regional Library will be getting a \$5 million upgrade starting this August! Some of the changes include additions of new technology, a gigantic digital wall to capture the interest of young people, additional computer stations with classes that go along with them, and printing stations galore. Teens will get twice as much space to themselves, with dedicated teen study rooms and children's study rooms. But the areas for adults will also benefit from more study rooms and meeting rooms that can seat more people. The library will remain open once construction begins. Below are pictures of just some of the additions. To see a complete rendition, you can go to their website at [www.ebrpl.libguides.com](http://www.ebrpl.libguides.com)

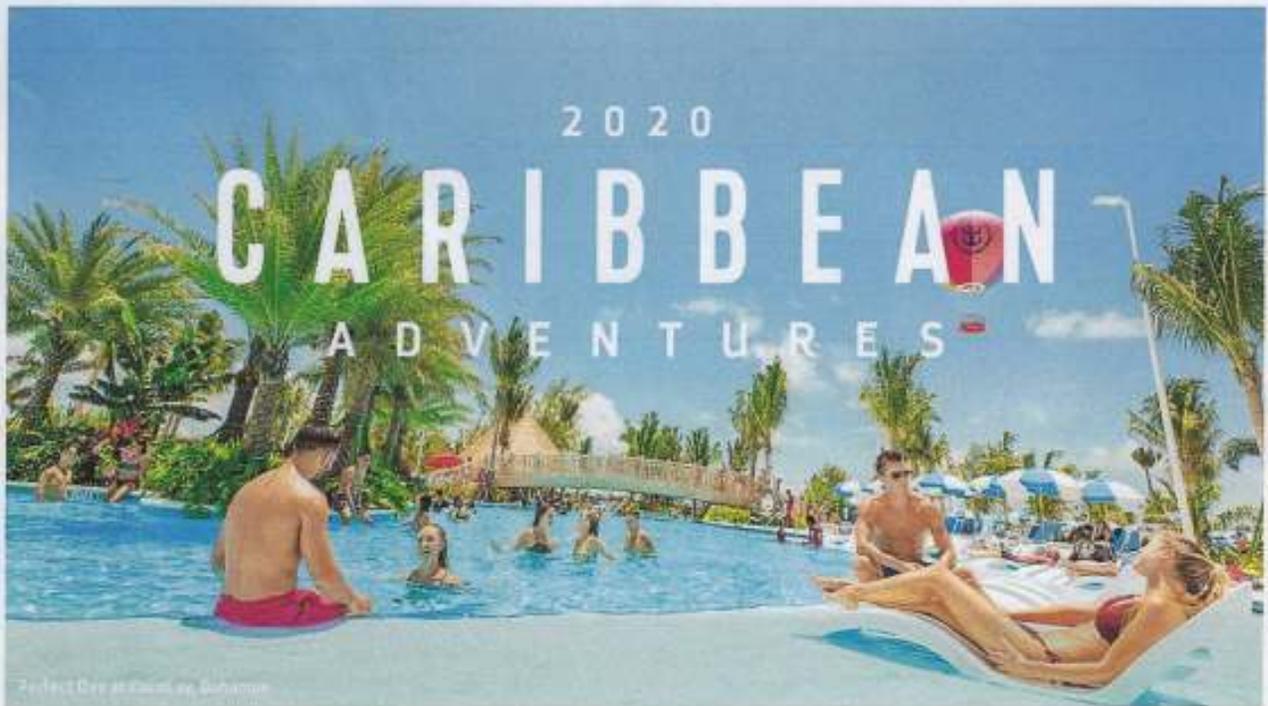


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### 5G Cell Towers

On June 26, 2019 the EBR Metro Council discussed the placement of 5G Cell Towers being built by AT&T that have been popping up on streets and in subdivisions around town without notice to residents. The towers are being called unsightly and consist of a large black box on top of a black pole. There are also safety concerns because of the radiation being emitted. The Mayor has asked AT&T to suspend tower construction until the company could find a better way to let residents know where these towers are being installed.





## **MAJESTY OF THE SEAS® 2020 CARIBBEAN ADVENTURES**

Get a taste of Cajun-Caribbean fusion with sailings from New Orleans to The Bahamas and beyond on *Majesty of the Seas*. And score a bragworthy beach day at the new Perfect Day at CocoCay on almost every sailing. Big thrills depart from the Big Easy weekly on 7-night adventures in 2020.

## **Royal Caribbean is coming back!!!**

The Majesty of the Seas will be sailing seven night cruises to the Bahamas and the Caribbean from New Orleans.

The wait is over our private destination, Perfect Day at CocoCay, is now open! Resetting all expectations of what a beach day can be.

Don't miss all the fun. The Majesty of the Seas is open for booking now with sailings from January through April 2020.

For all your Travel needs, contact "EASY RIDER" at 225-753-9868 or see our web site at [WWW.easyridertravel2.com](http://WWW.easyridertravel2.com)

If it's Leasure, or Adventrue, We Make Travel Easy.



# ELECTION BALLOT

SHADOWS COMMUNITY HOMEOWNERS ASSOCIATION ANNUAL MEETING

10985 N. Harrells Ferry Rd. Baton Rouge, LA 70816

August 19, 2019

## ELECTION OF BOARD OF DIRECTORS AND ARCHITECTURAL COMMITTEE

A meeting will be held on **Wednesday, September 25, 2019** for the following reasons.

- A. Nomination and election of members of the Board of Directors of the Association to serve for one year.
- B. Nomination and election of members of the Architectural Control Committee to serve for one year.

To vote by mail, please complete the information below and mail to 10985 N. Harrells Ferry Rd. Baton Rouge, LA 70816. Your ballot must be received by **September 24, 2019** at this address to be counted. If you are attending the meeting, you can choose to bring your ballot with you. Only one ballot per residential lot.

NAME (please print) \_\_\_\_\_ ADDRESS \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

Nominations may be made from the floor prior to ballot collection. If you wish to vote for such nominees, please write in names where indicated.

### ELECTION OF BOARD OF DIRECTORS

CHECK BOX NEXT TO PERSONS YOU WOULD LIKE TO ELECT.

**Important! Choose only 5 Candidates-** If more than 5 are marked, your ballot will not be counted.

Scarlett Aucoin

Debbie Gilbert

Shay Cooper

Marty Pousson

Charles Dartez

Ann Richardson

### FLOOR NOMINATION

1. Candidate Name \_\_\_\_\_ Candidate Name \_\_\_\_\_

### ELECTION OF ARCHITECTURAL CONTROL COMMITTEE

### Floor Nominations

1. Candidate Name \_\_\_\_\_ Candidate Name \_\_\_\_\_

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COMPARATIVE MARKET ANALYSIS FOR THE SHADOWS COMMUNITY

REAL ESTATE NEWS!

Num	Address	Status	SqFt Lv	DOM	LP	LP/SqFt Lv	SP	SP/SqFt Lv
1	17711 SHADY PATH CT	Sold	3,605	124	\$510,000	\$141.43	\$503,000	\$139.49
2	17605 PURPLE MARTIN CT	Sold	2,929	53	\$349,900	\$119.76	\$345,000	\$118.03
3	17571 MARTIN LAKE DR	Sold	2,119	54	\$259,000	\$122.71	\$255,000	\$120.40
4	17748 SHADY ELM AVE	Sold	2,968	45	\$440,000	\$148.25	\$427,000	\$143.87
5	17625 W PURPLE MARTIN CT	Sold	2,601	3	\$360,000	\$138.41	\$350,000	\$134.56
6	17584 MARTIN LAKE DR	Sold	3,145	7	\$400,000	\$127.15	\$377,500	\$119.99
7	3014 SHADOW HILL DR	Sold	2,895	5	\$380,000	\$131.22	\$370,000	\$127.76
8	17727 E PURPLE MARTIN CT	Sold	3,265	10	\$409,900	\$125.54	\$409,900	\$125.54
9	3124 SHADOW LAKE DR	Sold	2,209	6	\$325,000	\$147.13	\$325,000	\$147.13
10	17674 MARTIN LAKE DR	Sold	3,321	1	\$339,500	\$105.27	\$335,000	\$101.33
11	17728 E PURPLE MARTIN CT	Sold	3,153	1	\$460,000	\$146.03	\$460,000	\$146.03
Avg			2791	28	\$364,927	\$136.02	\$377,945	\$135.56
Min			2118	0	\$259,900	\$122.71	\$255,000	\$119.99
Max			3606	124	\$510,000	\$148.25	\$503,000	\$147.13
Med			2896	7	\$380,000	\$141.43	\$370,000	\$139.49
1	18046 SHADOW CREEK AVE	Sold	3,625	487	\$500,000	\$138.72	\$475,000	\$124.18
2	3324 HARRIS LANE	Sold	2,474	42	\$310,000	\$125.30	\$295,000	\$119.24
3	3254 WHITE SHADOWS DR	Sold	2,917	0	\$295,000	\$101.13	\$295,000	\$101.13
4	18414 SHADOW CREEK AVE	Sold	2,196	42	\$275,000	\$125.23	\$272,500	\$124.05
5	18242 OAK LAKE AVE	Sold	2,221	4	\$320,000	\$144.08	\$310,000	\$139.58
6	3314 HARRIS LANE	Sold	2,576	16	\$371,000	\$144.02	\$371,000	\$144.02
7	18403 FERRY LAKE AVE	Sold	2,384	4	\$314,900	\$132.21	\$314,900	\$132.21
8	3113 WHITE SHADOWS DR	Sold	2,213	5	\$315,000	\$142.34	\$305,500	\$138.50
9	3010 WHITE SHADOWS DR	Sold	2,658	4	\$195,500	\$73.26	\$228,900	\$85.79
Avg			2606	67	\$321,822	\$124.37	\$318,756	\$123.30
Min			2196	0	\$195,500	\$73.26	\$228,900	\$85.79
Max			3625	487	\$500,000	\$144.08	\$475,000	\$124.18
Med			2474	5	\$314,900	\$132.21	\$305,500	\$138.50

*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.lynelljimtalbott.com. Whatever your real estate needs, it would be my pleasure to be of service.*



**JIM**  
**TALBOT**  
REAL ESTATE

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

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

**VOTING BALLOT**  
**INSIDE**

