



SCHA

9613 Interline Ave
Baton Rouge, LA 70809
Phone: 225-766-8802
Fax: 225-766-8858
Email: info@lewis-companies.com

Questions/Comments for the SCHA?

If you have questions or comments related to neighborhood rules and restrictions or maintenance needs, contact Lewis Companies:

Email: info@lewis-companies.com

Phone: 225-766-8802

A special thank you goes out to Libby Berthelot and Steve Maggio for handling the Yard of the Month selection (Libby) and the entrance sign updates (Steve) for the neighborhood.

Shadows Community Homeowners Association News



August 2023

Baton Rouge, LA

Board Members

President

Dawn Conaway

Secretary

Allison Kelley

Treasurer

Chris Wilkes

Member-at-Large

Robyn Jenkins-King

Architectural Control Committee Members

Rick Albrecht

Clare Dauzart

Sean Bouterie

Special Advisor

Jerril Musso

Property Management

Lewis Companies

A message from SCHA President, Dawn Conaway...

It's that time of year again—time to elect your homeowners' association Board of Directors and Architectural Control Committee at the SCHA annual meeting. You'll find the voting ballot on **page 7** of this newsletter that can be mailed in or brought with you to the annual meeting, which will be held on September 27, 2023, at the Jones Creek Library, 6222 Jones Creek Rd., Baton Rouge, LA 70817.

You'll also get a glimpse of the 2023 SCHA budget [January-August] (**page 5**). Thank you to the homeowners who paid their annual dues on time so that we can continue to maintain our beautiful neighborhood – which brings us to a much-needed topic that has troubled the SCHA board all year.

With the help of Lewis Companies, we have fielded and handled numerous restriction violations this year. But, here's the catch—we have very little recourse if a homeowner refuses to comply. The neighborhood restrictions, as written, are silent on what can be done about continued violations that are not addressed after multiple notifications.

We can (and have!) sent letter after letter asking homeowners to fix property maintenance issues or to stop violating neighborhood restrictions, but in some cases, that hasn't worked. After researching other neighborhood bylaws, one method of enforcement is by assessing fines based on the number of times the same violation occurs on the same property.

The implementation of a fine system is something the SCHA board will begin considering, along with legal advice, in the coming months. This might seem like an extreme measure, but there would be limits and safeguards in place to ensure fines are assessed only as a last resort. And, of course, any funds collected will be applied to neighborhood improvement projects.

Sincerely,

Dawn

ATTN: BALLOT ENCLOSED on page 7. Please review the ballot and submit it by mail as instructed, or bring the ballot with you to the SCHA Annual Meeting on Sept. 27, 2023.



Maintaining your yard drain

If you've noticed your yard drain holding more water than it should, it's probably time to clean out the sediment that has built up over the years.

There are a few reasons why your yard drain might have a clog somewhere in the pipe. The plastic pipe has weep holes that are relatively large to allow for groundwater to flow downhill from your yard to the street. Sediment or mud may as well as plant and tree roots work their way into the pipe causing clogging. These drains collect water and move it away from your yard and home foundation, Thus, it's important to stay on top of maintaining yard drains on your property.

You can use a pressure washer to clean out the pipe without causing damage. Placing the nozzle of the pressure washer into the pipe and blasting water can help slowly break down clogs until water is able to clear the drain. Standing to the side of the drain and wearing safety glasses is a good idea to protect your eyes from splashes and sediment. This method is recommended annually.

Tree and plant roots, compacted mud, and even small rocks can create a barrier that a pressure washer can't handle. For those touch clogs, a heavy-duty snake is recommended, which can be rented from a home improvement store. Use the drain snake slowly to work through stubborn clogs. Be sure to wear safety glasses and heavy work gloves when working with a drain snake.

Compacted soil, thick layers of sediment, and tree roots can cause clogs *above* the drain pipes, so check the ground around the drain as well to ensure there's nothing else preventing water from moving through the drain.

There are a number of businesses/ services that can handle drain cleaning for you if you would prefer to leave it to the professionals. So, if you notice a back-up of water near your yard drain, it's a good idea to take a closer look at potential issues while the weather is warm.

2023 SCHA Election Ballot

If you are mailing your ballot, it must be received by September 22, 2023, at this address to be counted: Lewis Companies, Attn: Kathryn Mason, 9613 Interline Ave., Baton Rouge, LA 70809

Check the box next to persons you would like to elect. You can make floor nominations by submitting the potential candidate's name below, OR nominations may be made from the floor prior to ballot collection. *(Please check with your nominated candidate(s) to ensure they are willing and able to serve on the Board or ACC for a one-year term. The Board of Directors (BOD) meets monthly.*

A. Election of Board of Directors (BOD)

5 candidates are needed to fill the BOD positions.

Current Board of Directors (BOD) Members

<input type="checkbox"/>	Dawn Conaway	<input type="checkbox"/>	Robyn Jenkins-King
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BOD Floor Nominations

1. Nominated Candidate	_____	2. Nominated Candidate	_____
3. Nominated Candidate	_____	4. Nominated Candidate	_____

B. Election of Architectural Control Committee (ACC)

3 candidates are needed to fill the ACC positions.

Current Architectural Control Committee (ACC) Members

<input type="checkbox"/>	Sean Bouterie	<input type="checkbox"/>	Clare Dauzart
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ACC Floor Nominations

1. Nominated Candidate	_____	2. Nominated Candidate	_____
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Homeowner's name, signature, and address must be included to be counted.	
Name (Print):	
Address:	
Signature:	

Shadows Community Homeowners Association Annual Meeting

The annual meeting will be held at 6:00 p.m. on Wednesday, September 27, 2023, at the Jones Creek Library, 6222 Jones Creek Rd., Baton Rouge, LA 70817.

BALLOT INITIATIVES

A. Nomination/election of Board of Directors of SCHA to serve a one-year term, beginning October 1.

SCHA Board of Directors consists of five (5) persons owning property in Shadows at White Oak, Shadows Lake, or Shadows Lake at Martin Lake.

B. Nomination/election of the Architectural Control Committee (ACC) to serve a one-year term, beginning October 1.

The ACC consists of three (3) persons owning property in Shadows at White Oak, Shadows Lake, or Shadows Lake at Martin Lake.

NOTE: Only one ballot per residential lot will be counted.

VOTE BY MAIL

To vote by mail, please complete the information on the ballot (adjacent page), detach the ballot from the newsletter, and mail it to: **Lewis Companies, Attn: Kathryn Mason, 9613 Interline Ave., Baton Rouge, LA 70809**

YOUR BALLOT MUST BE RECEIVED BY SEPTEMBER 22, 2023, AT THIS ADDRESS TO BE COUNTED.

VOTE IN PERSON

Bring this ballot with you to the annual meeting on September 22, 2023. In-person ballots and mail-in ballots will be counted together at the meeting, and results will be announced.



SHADOWS COMMUNITY REAL ESTATE NEWS

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

Homes sold since April 2023

17646 W. Purple Martin	3146 LA	\$485,000
3218 Shadow Hill	2819 LA	\$440,000
3412 Shadow Hill	3435 LA	\$470,000
3316 White Lane	2316 LA	\$365,000
3336 White Lane	2310 LA	\$380,000
18333 Oak Lane	2221 LA	\$399,900

Homes presently for sale in our community

18322 Shadow Creek	2868 LA	\$470,000
17783 Shady Creek	2109 LA	\$395,000



Lynell Frederic, Realtor

lynellfredericrealtor@gmail.com

(225) 229-3327



“Work hard, be kind, and amazing things will happen.”

Managing the geese population

When migration patterns land geese and other water-fowl near our residential developments, we all enjoy views of our feathered friends swimming in the lakes. However, feeding them can lead to unintended outcomes that are detrimental to both geese and humans.



Finding food is part of the migratory process. When waterfowl are fed in a concentrated area not only do they become dependent on us, they tend to congregate in that area, which may lead to the following issues:

- Geese, like many wildlife species, quickly adapt to handouts and become very reluctant to leave areas where food is provided on a regular basis.
- A supply of easy-to-acquire food will also lead the birds to lay more eggs, which can contribute to overpopulation and/or nesting near human residences.
- They may become aggressive toward humans who do not provide them with the food they want, or if they begin nesting near homes, it can lead to more aggression during the breeding season as they protect their goslings.
- Providing a regular food source can lead to accumulation of feces on sidewalks and other public neighborhood spaces.
- Geese readily eat turfgrass sometimes causing grass cover to be reduced down to barren earth, which can, in turn, cause erosion problems around lake areas. Damage to landscaping can also occur.

Let’s help keep the waterfowl population manageable by allowing these birds to follow their natural instincts for finding food and nesting.

DUBROC DEPOSITORY: Neighborhood Lending Library

A free neighborhood lending library is now open at **17727 East Purple Martin Court**. Named in loving memory of Vincent and Kathryn Dubroc, the library is available to anyone who wants to drop off books or pick one up to enjoy.



Shadows Community Homeowners Association Income/Expenses

January-August 2023

*In January 2023, all accounting and management functions moved to Lewis Companies. An initial deposit of all SCHA funds was made by previous accounting firm to current SCHA bank account(s).

INCOME	
Dues	\$151,400.00
Initial Deposit*	\$94,597.76
Misc. Income (late fees, NSF, other)	\$483.00
TOTAL BUDGETED INCOME	\$246,480.76

EXPENSES	
Utilities	
Electricity	\$7,443.78
Water	\$766.20
TOTAL UTILITIES	\$8,209.98
Maintenance	
Fountains	\$241.50
Lake/Pond Maintenance	\$4,243.00
Landscaping/Grounds Maintenance	\$23,608.41
Maintenance Labor	\$39.67
Decorating/Signs	\$211.04
TOTAL MAINTENANCE	\$28,343.62
Administrative	
Insurance	\$13,811.61
Accounting/Legal Fees	\$10.00
Management Fee	\$16,200.00
Postage	\$471.13
Website	\$300.00
TOTAL ADMINISTRATIVE	\$30,792.74
TOTAL EXPENSES	\$67,346.34

Operating Cash & Reserves	
Operating Cash	\$84,441.61
Rerve Account	\$94,497.76
TOTAL RESERVES	\$178,939.37
NET INCOME	\$179,134.42