



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

ATTN: SCHA ANNUAL MEETING

6:00 p.m.

Wednesday, September 25, 2024

Jones Creek Library, 6222 Jones Creek Rd., Baton Rouge, LA 70817.

~**BALLOT ENCLOSED** on page seven. Please review the ballot and submit it by mail as instructed, or bring the ballot with you to the SCHA Annual Meeting on Sept. 25, 2024.~

SCHA

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

Shadows Community Homeowners Association News



August 2024

Board Members

President

Dawn Conaway

Vice-President

Jerril Musso

Treasurer

Rick Albrecht

Secretary

Robyn Jenkins-King

Architectural Control Committee Members

Libby Berthelot

Clare Dauzart

Sean Bouterie

Property

Management

Lewis Companies

A message from SCHA President, Dawn Conaway...

We're at the start of a new school year and, hopefully, the beginning of some cooler weather! That means it's almost time for the Shadows Community Homeowners' Association (SCHA) Annual Meeting in September. The meeting will be held at the Jones Creek Library on September 25, and we hope to see you all there to discuss the future of our neighborhoods. A few notes related to the Annual Meeting:

- ◆ Dues will remain \$400 for the next calendar year.
- ◆ Homeowners will vote on the 2025 SCHA Board members and Architectural Control Committee (ACC) at the meeting. If you are planning to attend, bring the ballot on **page seven** with you to the meeting, or you can mail your ballot by September 20, to the address provided.
- ◆ The 2024 budget of income/expenditures is included on **page five**.

The current Board is continuing to work on neighborhood improvements. This year, we have completed the sidewalk repair in the community park, had the entrance signs/landscaping for the three neighborhoods spruced up, implemented new ACC forms and provided the written procedures for submitting the forms (see **page four**), published the first community policies and procedures document (see **page two**); and contracted for ongoing vegetation clean-up and maintenance on the lakes. While we are still trying to find an engineer or company to work on the major lake overflow issues—a harder task than you would think—we have accomplished most of the items on our yearly to-do list.

We hope you will take the time to attend the annual meeting so we can discuss other projects that we can prioritize in the coming year.

Sincerely,

Dawn

In this issue:

New SCHA Policies & Procedures

Home Improvement Approval Requests

SCHA Annual Meeting Ballot

Restrictions Reminders

NEW

SCHA Policies & Procedures

A copy of the new Policies & Procedures document was mailed to SCHA homeowners the first week in June.

In May the SCHA Board unanimously approved a *Policies and Procedures of the Shadows Community Homeowners' Association* document as a response to the growing number of complaints and restrictions violations received over the last two years.

As you are aware, the Shadows community properties are bound by the *Declaration of Covenants, Conditions, and Restrictions for the Shadows Lake Subdivision* (referred to as "Restrictions") that were established "for the purpose of protecting the value and desirability of" the neighborhood to the benefit of property/homeowners. Thus, it is incumbent upon the SCHA to ensure homeowners are adhering to these very minimum restrictions.

Over the years, it has become apparent that sending letters to homeowners who are in violation of the restrictions falls short of an effective method for enforcement of these rules. As noted in the August 2023 SCHA newsletter and at the September 2023 SCHA Annual Meeting, the SCHA Board began working on creating a policies and procedures document that includes a schedule of monetary penalties – or fines – to help with enforcement.

The new Policies and Procedures document became effective on June 1, 2024, and it will serve as a companion to the existing *Restrictions* documents. A link to the document is available on the Shadows website (SHADOWSHOA.COM). Section IV. Enforcement of Restriction/Rule Violations provides information about how fines might be assessed for continuous violations.

Show us your pets...

We'd love to feature neighborhood pets in future editions of our newsletters! If you'd like us to include your pet, **send us a photo along with the first and last name of the pet** to:

SCHA email: shadowcommunityboard@gmail.com;

Subject: **Shadows Pets.**

2024 SCHA Election Ballot

If you are mailing your ballot, it must be received by September 20, 2024, 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)

4-5 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
<input type="checkbox"/>	Jerril Musso	<input type="checkbox"/>	Rick Albrecht

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"/>	Libby Berthelot

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 25, 2024, 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 four-five (4-5) 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 20, 2024, AT THIS ADDRESS TO BE COUNTED.

VOTE IN PERSON

Bring this ballot with you to the annual meeting on September 25, 2024. In-person ballots and mail-in ballots will be counted together at the meeting, and results will be announced.

A few restrictions reminders...

- ◆ *No vehicle of any kind, auto, boat, trailer, camper, bus, etc. may be stored or repaired on the street or any part of any lot closer to the street than the rear of the house or in any unsightly and offensive location or manner.*
- ◆ *No signs of any kind or description, other than "Real Estate For Sale" signs, can be displayed on any lot.*
- ◆ *Shadows property owners shall only use the Shadows Lake Mailbox, the purchase and maintenance thereof is the sole responsibility and at the cost of each respective owner.*
- ◆ *Grass, weeds, and vegetation on each lot shall be kept mowed at regular intervals so as to maintain the same in a neat and attractive manner.*
- ◆ *Only decorative, permanent type fences shall be allowed. The Architectural Control Committee must approve the type and location of all fences.*
- ◆ *All of the lots contained in a Shadows subdivision are hereby designated as residential and no part of the property shall be used for commercial purposes, or apartment houses, and not more than one single family residence.*

Don't Forget...

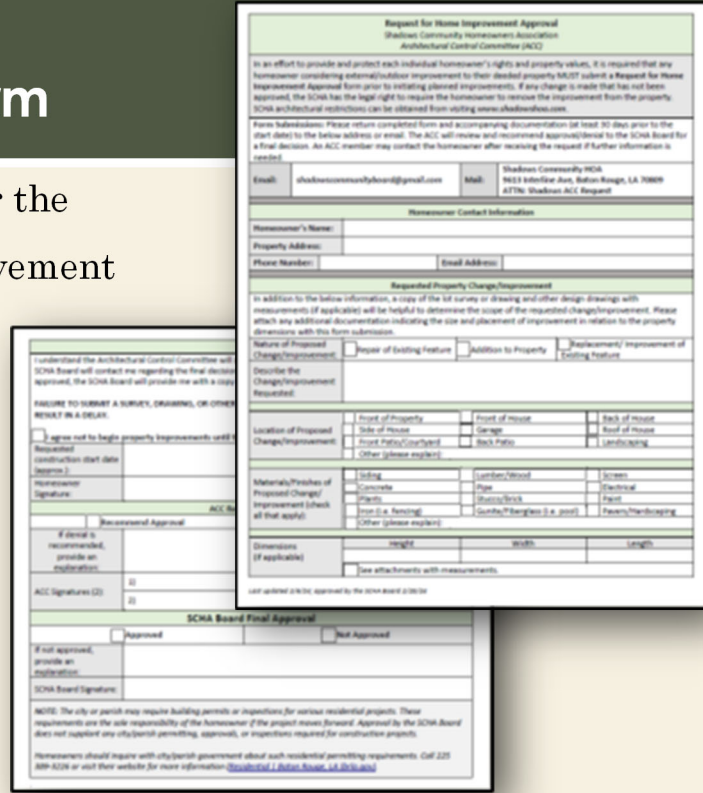
...About the upcoming Fall/Halloween Decorating Contest. For the first time, SCHA will sponsor an outdoor home decorating contest for Fall/Halloween décor. Three winners* — one in each neighborhood — will win a gift certificate to Lowe's. **Show us your witches, ghouls, pumpkins, and scarecrows!**

Houses decorated by October 25 will be eligible.

*Board members are ineligible for prizes.

Request for Home Improvement Approval form

For greater transparency, procedures for the submission and approval of home improvement projects through the Architectural Control Committee (ACC) are also written in the Policies & Procedures document. This is the first time the process has been in writing so that all homeowners are knowledgeable about requesting approval and to ensure consistency and fairness. The Board also created a new **Request for Home Improvement Approval** form, which is available on the website.



Reminder: Outdoor Home Improvements

- ◆ Prior approval from the ACC and SCHA Board is required before beginning outdoor home improvement projects.
- ◆ According to the new *Policies & Procedures* document, initiating renovations without prior approval from the ACC/SCHA Board would be considered a Major Violation.
- ◆ Home/property owners found to have committed a major violation may be fined \$100-500, depending on the scope of the work done prior to approval.

Shadows Community Homeowners Association Income/Expenses

September 2023 - August 2024

The following provides the income and operating expenses of the three neighborhoods over the last year.

INCOME	
Dues	\$154,025.00
Misc. Income (late fees, NSF, other)	\$1,832.00
TOTAL INCOME	\$155,857.00

EXPENSES	
Utilities	
Electricity	\$10,111.10
Water	\$1,823.12
TOTAL UTILITIES	\$11,934.22

Maintenance	
Exterior Maintenance/Concrete Repair	\$5,716.00
Fountains	\$385.00
Lake/Pond Maintenance	\$10,375.50
Lawn/Landscaping Expense	\$53,908.80
Maintenance Labor/Materials	\$617.71
TOTAL MAINTENANCE	\$71,003.01

Administrative	
Insurance	\$11,099.12
Accounting/Legal/Bank Fees	\$540.75
Management Fee/Meeting Attendance	\$21,700.00
Misc. Administrative/Salary Contractor	\$1,672.78
Postage	\$554.97
Property Taxes	\$232.66
Social/Community Events	\$1,410.32
Website	\$300.00
TOTAL ADMINISTRATIVE	\$37,510.60
TOTAL EXPENSES	\$120,447.83

Operating Cash & Reserves	
Operating Cash	\$121,388.58
Reserve Account	\$94,497.76
TOTAL RESERVES	\$215,886.34

NET INCOME	\$35,409.17
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