



SCHA

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Shadows Community Homeowners Association News



December 2022

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...

As 2022 comes to a close, we hope everyone is enjoying the holiday season as we move into a new year and a new era for the Shadows Community. As we begin this next chapter with a cooperative effort between the Shadows Community Homeowners Association (SCHA) board and Lewis Companies in management of the community properties, we are excited to see how this can build upon the preceding work of Board members with this investment toward the future.

This coming year will bring a few changes in neighborhood functions as the Board works together with Lewis Companies to finalize the partnership. For example, there will be a different collection method for annual dues payments. See page three for more information on payment options.

The Board is also working on upgrading methods of communications with homeowners so we can all stay in the loop on important issues like neighborhood improvements

This year-end newsletter will provide more information about Lewis Companies, who to contact with questions and concerns, and ways you can help to improve our collective community experience.

As always, we thank you for your continued support as we work to make our neighborhood a welcoming and attractive community for current and future homeowners.

Sincerely,

Dawn

In this issue:

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Lewis Companies services: What can you expect?

In September, homeowners voted to contact with Lewis Companies property management firm to handle the day-to-day operations for the community.

To recap, beginning December 1, Lewis Companies’ duties include, but are not limited to:

- Collect homeowner dues and provide a method for secure online dues payments;
- Enforce neighborhood rules and regulations (including parking);
- Resolve homeowner complaints;
- Interview, obtain bids, and follow-up with contractors for neighborhood repairs;
- Coordinate with the SCHA attorney on legal matters;
- Prepare financial statements, provide tax and accounting assistance, and assist with budget needs;
- Organize cleaning and maintenance needs; and
- Inspect common areas and make suggestions for improvements.

Getting in touch with Lewis Companies

If you have questions related to neighborhood rules and regulations, cleaning and maintenance needs, or dues payments, contact Lewis Companies:

Email: info@lewis-companies.com

Phone: 225-766-8802.



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. I have loved serving the Shadows Community for the last 25 years. Who says the housing market has slowed down?

Shadows at White Oak since 6/2022

18220 Shadow Creek Ave. \$390,000 (sold)
3119 Harrells Lane \$355,000 (sold)
18229 Ferry Lane \$340,000 (sold)

Shadows Lake since 6/2022

3033 Shadows Lake Blvd. \$495,000 (sold)
3402 Shadow Hill Dr. \$475,000 (sold)
3137 Shadow Hill Dr. \$350,000 (sold)
17636 W. Purple Martin Ct. \$450,000 (sold)
3351 Shadow Hill Dr. \$445,000 (pending)



Lynell Frederic, Realtor

lynellfredericrealtor@gmail.com

(225) 229-3327

2022 Holiday Decorating Contest Winners

Thanks to all of our neighbors for the festive lighting and decoration displays this year!



17720 Shady Elm Ave.



17637 Shady Elm Ave.



18333 Oak Lane Ave.

**All winners received a \$50 gift card to Lowe's.*



REMINDER: Your calendar year 2023 dues will increase to \$400.

SCHA annual dues: 2023 Dues increase and payment methods

2023 dues increase

In November, the SCHA board sent homeowners a postcard notification that Lewis Companies was approved to be the community property management company and stating the increased amount of annual dues payments. This change, approved by homeowners at the September 2022 meeting, is effective January 1, 2023.

Annual dues payments should be submitted on or before January 31. After February 15, a \$25 late fee will apply. After March 15th, any property with unpaid assessments will result in a lien on the property.

Paying your 2023 dues

You can make online payments via Paylease/Zego:

- Click “pay online” at Lewis-Companies.com (top of website).
- Create an account with your account number, which can be obtained from your property manager.
- Follow the steps to create an account and make payment.
- You can set this as a one-time or recurring payment.

NOTE: ACH transactions will incur a processing fee of \$4.25, and debit/credit transactions will incur a processing fee of up to 15%. This fee is collected by a third-party processor and cannot be waived by Lewis Companies.

You can use online bill pay:

- Using your banking institution’s bill paying system, set SCHA as a payee.
- Use SCHA and your address as the account number, if required.

You can mail or deliver a check or money order to the Lewis Companies office:

Checks should be made payable to Shadows Community Homeowners Association (SCHA).

Mailing/Drop-Off Address

Lewis Companies
9613 Interline Ave
Baton Rouge, LA 70809

NOTE: At the Lewis Companies office, use the drop box below the red arrow. *Lewis Companies cannot accept cash in the office or drop box.*

REMINDER

Parking reminders

You can find these and other neighborhood restrictions on the Shadows Community website. Click on “Restrictions.”

- 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 motor homes, trailers, school buses, boats, or trucks larger than pickups, may be parked on the street or on any lot closer to the street than the rear of the house or in any location on the lot that is offensive to the neighborhood.

ACC: Did you know?

Individual property improvements require approval of the Architectural Control Committee (ACC).

- To protect each individual homeowner’s rights and property values, improvements to deed properties must receive approval prior to initiating planned improvements.
- Homeowners can submit a “Request for Home Improvement Approval” form (found on the SCHA website).
- You will need to describe the improvement, which can include a lot survey or other design drawings.
- Improvements include, but are not limited to, additional property structures, fence or sidewalk alterations, and bulkhead construction.
- The ACC will review the request form, drawings or other information submitted, and may contact you for further information.

Submit approval request forms and additional information to:

shadowcommunityboard@gmail.com.



WANTED: SCHA Welcome and Social Committee volunteers

Would you like to get more involved in the Shadows community? Want to help build a welcoming neighborhood?
We have just the opportunity for you!

Volunteer to be a part of new ad hoc SCHA Welcome and Social Committees. Committee activities are would require a minimal time commitment.

Volunteer duties would include:

- **Welcome Committee:** Stopping by to welcome new homeowners; providing a welcome packet to new neighborhood residents.
- **Social Committee:** Planning the annual Halloween and Easter activities.

Contact shadowcommunityboard@gmail.com to volunteer or for more information.

Improving the neighborhood...

In collaboration with Lewis Companies, the SCHA board is currently pursuing the following improvements...

- Lake pump upgrades (Lakes 2 & 3)
- Strategically-placed security cameras
- Estimates for annual lawn care contract

Stay connected...

You can find information about the neighborhood at the Shadows Community website.

- **SCHA Webpage:** shadowshoa.com

Questions and ACC approval forms should be submitted to the SCHA board.

- **SCHA email:** shadowcommunityboard@gmail.com

