

Shadows Community Homeowners Association

10985 N. Harrell's Ferry Rd.

Baton Rouge, LA 70816



Your Newsletter
from the
Shadows Community
Homeowners Association

Shadows Community Newsletter

December 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

Sandra Kiel

Nick Parker

Bill Simpson

Special Advisor: Jerril Musso

**Visit our website for lots of
information and restrictions at:**

WWW.SHADOWSHOA.COM

**To contact a Board member
email us at:**

SHADLAKE@YAHOO.COM

A Note from your President...

Dear Neighbors,

With the calendar moving quickly, I want to wish you Happy Holidays and Happy New Year. With all the decorations going up please check electrical connections and wiring for safety. Also watch for low hanging glass ornaments on trees as these are very attractive to young ones and can be a real hazard. With cold weather, watch out for where you place space heaters. Every year there are a number of fires caused by space heaters that are left unattended.

The annual meeting was held in September and although there was a light turnout, the new board was elected along with several volunteers for the Architectural Control Committee (ACC). We would still like to see additional members volunteer for other committees so get involved in your neighborhood.

During this past year we have completed a number of items that were brought to the attention of the board by various individuals in the subdivision, such as cleaning the tennis courts, adding benches at the tennis courts, the removal of dying trees in the park, and the trimming of trees along the entrances to the subdivision. We are planning on adding additional gravel to the walking path and an extension to the path. We are also looking at how to repair a leaking drain in one of the lakes and will be removing another dying tree from the common grounds.

We would therefore encourage you to communicate with the board any issues you think may need to be addressed. We may not be able to address all things but we do want to hear from you; after all, its your neighborhood.

Again, I hope you have Happy Holidays and a Happy New Year.

Charles Dartez,

President

Shadows Community Homeowners Association.



Neighborhood News

DUES UPDATE

It is that time again, HOA dues are due Jan. 1, 2019. Please remember we operate on a budget and when dues aren't paid, something has to suffer. We recently placed 16 liens on properties for unpaid dues. It is unfair to the rest of the homeowners that pay. When we don't receive the budgeted amount of dues, we can't continue to maintain the integrity of our subdivision. Please pay on time.

LAKE 1 DRAINING PROBLEM

Residents on Lake 1 have noticed their waterlines along the lake are changing. There seems to have been another shift in the weir. It has shifted once before and homeowners along the lake saw their land settle and pieces fall into the lake. Some have since installed bulkheads. We had SEMS Engineering take a look at the situation but the day they came out the water was high due to a recent rain. They said there is a possibility that the lake will have to be drained to fix the problem. The ground is too soft at this point to do anything. It will be repaired as soon as the weather permits and SEMS has a chance to determine the problem.



A NEW TRAIL EXTENSION

We have received requests from several of our neighborhood walkers to extend the trail on Lake 2 to connect with Shadow Hill. We are pleased to announce that we now have the extension completed. We hope our walkers will enjoy the new addition!



NO GARAGE SALES

It was decided years ago that there would be no garage sales within the Shadows Community. It creates unwanted traffic and brings strangers to our neighborhood. We appreciate your cooperation!



BETTER COVERAGE ***BETTER RATES***

***ARE YOU PAYING TOO MUCH FOR
YOUR CAR INSURANCE?***



with me.

752-1600



***Darnell Browning
State Farm Insurance
5664 Jones Creek Rd, Suite A.
Baton Rouge, La. 70817
(Located in Kean's the
Cleaner Building)***



WELCOME YOUR NEW NEIGHBORS!



We'd like to welcome our new neighbors to our wonderful subdivision. If you recently moved to the Shadows Community and are not listed below, please contact the HOA with your contact information so that we may update our records. Again, welcome!

The Gores at 3218 Shadow Hill
The Williams' at 3101 White Lane
The Falcons at 3337 White Shadows

The Minnettes at 17733 Shady Creek
The Brames at 18344 Oak Lane
The Courvilles at 3135 Shadows Lake

CONGRATULATIONS TO OUR "YARD OF THE MONTH" WINNERS...

March: The Millers on Oak Lane
April: The Dangs on Shadow Hill
May: The Conaways on Ferry Lane
June: The Holmes on Shady Elm
July: The Cheneverts on Oak Lane

August: The McDaniels on Shadow Hill
September: The Raifords on Martin Lake
October: The Englands on Shadow Lake
November: The Wards on White Lane

A WARM THANK YOU...

To our neighbors who volunteer their time to help maintain the integrity of our neighborhood.

Thank you to **Steve Maggio** for keeping our marquees updated with information and for always volunteering to help with overseeing maintenance of our trails and always being available when needed.

Thank you to **Ann Richardson** for putting our Christmas decorations together and for hanging them! Ann not only works, but is a board member and still finds time to volunteer when needed!



WE WANT TO HEAR FROM YOU!

If you have special news, know something exciting or just want to mention someone that did a good deed, please let us know. This is your newsletter and we welcome your comments and suggestions. Please send them to shadlake@yahoo.com. We may include them in our next newsletter.

Happy Holidays



From Pam and Paul at
Easy Rider Travel



(225) 753-9868



AROUND THE CORNER...



NO PARKING ON GRASS!

Did you know it is against the law to park a car in your front yard? There is a city ordinance that prohibits it because it brings values down. We have received complaints, the Sheriff's Department was called out and the car was gone by the time the deputy got here. He informed us that a ticket will be written every time they have to tell someone not to park on the grass. So please think twice before parking in your yard, it can become costly.

PET OWNERS



Did you know there is a EBRP Pet Regulation? We have received complaints about dogs leaving their "calling card" in other people's yards and running loose. Please be considerate of your neighbors. The property owners have the right to contact the EBRSO to file a complaint which could result in a fine. The regulation is below...

“Dogs must be confined at all times either in the owner's home or fenced yard or on a leash no longer than 6-feet. You must provide proper food, water, shelter and veterinary care for your dog. All dogs must wear a collar and license tag. If your dog becomes a nuisance, you may be fined. Examples of a nuisance would be running at large, attacking other people or animals, chasing cars, making excessive noise, turning over garbage cans or damaging, soiling or defecating on property other than the owners.”

NO DUMPING OF TRASH ON THE COMMON GROUND PLEASE!

We are still seeing trash left on the common ground instead of homeowner's yards where it belongs. If you trim your trees and shrubs, you need to bag it up and put it at the end of your driveway or on YOUR servitude, NOT the common ground. We are seeing more and more people not respecting other people's properties. From now on, when you leave trash on common ground, your address will be published along with a picture of the trash you left for everyone to see. You wouldn't like it if your neighbor dumped his trash on your yard.

POTHoles

When you notice a pothole on one of our streets, please call **3-1-1** to report it. The more people that call, the quicker the response! Thank you!





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





REMEMBER!

Most improvements require written approval from the board. If you have any questions, please contact us at shadlake@yahoo.com.

BULKHEAD REQUESTS

We have received several questions and requests for new bulkheads. We understand the need for bulkheads for various reasons. Some properties have very steep slopes to the water and others are being eaten away by nutria, which can cause quite a bit of damage. Because of so many different requests, it became necessary to have a unilateral design that complied with our restrictions pertaining to uniformity. We have specifications, materials and a design of the approved bulkhead on file for homeowners viewing. The finished products can be seen on Lake 2. There are seven approved bulkheads on Shady Creek. Homeowners are welcome to view them at any time. Please remember, all bulkheads have to receive written approval from the board before starting construction. We are currently involved in a lawsuit over a bulkhead that did not receive board approval and was built on common ground belonging to the subdivision. It is the HOA's fiduciary responsibility to protect the interests of all homeowners and sometimes that means by legal recourse.

CRIME ALERT!

One of our residents interrupted a thief, in a hooded sweatshirt, at his backdoor at 4:00 a.m., this past weekend. His driveway gate and six foot fence did not deter him. Another neighbor caught him on his security camera running from driveway to driveway pulling on car door handles. Remember to lock your car doors but more importantly remember to lock all your doors. This goes to show that gates and fences will not deter anyone wanting to rob you. The HOA has looked into security cameras. Someone would need to monitor them and they're quite costly. A lot of residents have security cameras and it still doesn't deter them. We all need to be vigilant.

OUR PLAYGROUND EQUIPMENT

As you can see our playground equipment has seen better days. We are still in the process of trying to find a feasible solution to replacing it. We were quoted as much as \$30,000 to replace what we have and bring it up to code. If anyone knows of a company that installs equipment, please let us know so we can get another quote. It will take time for the budget to accommodate such a replacement.





NO BOAT STORAGE!

There are homeowners storing their boats in their driveway. The restrictions clearly state no storing of boats in front of your home. The HOA has sent notice letters to the homeowners to no avail. The HOA has hired an attorney to pursue legal recourse on behalf of the HOA. When homeowners blatantly ignore the restrictions, the HOA is prepared to take whatever action necessary to rectify the problem. It is an eyesore and affects other homeowners around them by lowering property values. Little do the violators know, it is lowering their property value as well. Please obey our restrictions, they are in place to protect you!

BEST CHRISTMAS DECORATIONS WINNERS!

This year's Best Christmas decorations goes to the following homeowners. Congratulations to all!



The Dubards at 17720 Shady Elm



2nd Place The Blanchards at 18516 Shadow Creek



3rd Place The McKinneys at 18025 Ferry Lane



THERE'S A PARTY GOING ON!

One of our residents checked their security camera while they were out of town and found this sight in their back yard! If you look closely there are six deer having a good time!



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	\$ 3,800.00
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	\$ 28,775.00

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

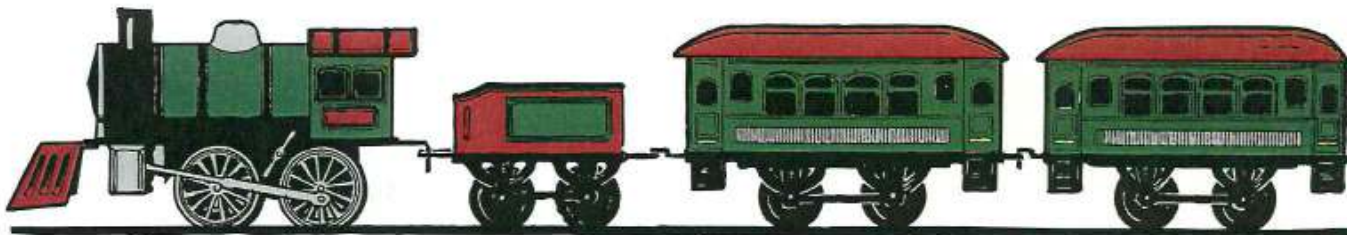
Reserves	
Master Plan	\$ 10,000.00
Contingency	\$ 10,000.00
Tree Removal	\$ 2,000.00
Total Reserve	\$ 22,000.00

TOTAL EXPENSES:	\$ 114,000.00
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MERRY CHRISTMAS AND BLESSINGS TO ALL!

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 lynell-fredericrealtor@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.



The Train.....

At birth we boarded the train and met our parents, and we believe they will always travel on our side. However, at some station our parents will step down from the train, leaving us on this journey alone. As time goes by, other people will board the train—and they will be significant i.e. our siblings, friends, children, and even the love of your life. Many will step down and leave a permanent vacuum. Others will go so unnoticed that we don't realize they vacated their seats. This train ride will be full of joy, sorrow, fantasy, expectations, hellos, goodbyes, and farewells. Success consists of having a good relationship with all passengers requiring that we give the best of ourselves..

The mystery to everyone is...We do not know at which station we ourselves will step down. So, we must live in the best way—love, forgive, and offer the best of who we are. It is important to do this because when the time comes for us to step down and leave our seat empty we should leave behind beautiful memories for those who will continue to travel on the train of life.

I wish you a joyful journey on the train of life. Reap success and give lots of love. More importantly, thank God for the journey.

Thank you for being one of the many passengers on my train.



Lynell@jimtalbot.com

(225) 229-3327

Compliments of my Uncle A.J.

Aka, Brother Eldon of the Brothers of the Sacred Heart

