

Shadows Community Newsletter

December 2019



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WWW.SHADOWSHOA.COM

To contact a Board member: email us at
Shadlake@yahoo.com

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



A Note from Your President...

Dear Neighbors,

Well it's that time of year again! We want to wish all of you a Merry Christmas and Happy New Year.

We have many residents that have put up lights and decorations up and around their homes. As always, please be sure to check electrical connections and wiring for safety.

The annual meeting was held in September and new members were elected. Myself and Debbie Gilbert were elected to the board. I would like to personally thank Charles Dartez for his time and effort during his time on the board. And of course, any volunteers that would give their time it is always greatly appreciated!

As some of you may have seen, we have upgraded our play area at the park. The old play equipment had become quite dangerous for our kids to play on. Not only did we upgrade the surface, but we added a wheel for the kids to spin on. We removed the older equipment, and dispersed the gravel to the walking trails that needed it. The swing set was painted and the pavilion received pallets of grass along the edges to prevent mud and dirt to get on the concrete floor. Early next year we plan to paint the benches and really make it an area you can enjoy together as a family.

We encourage all our residents to communicate with the board on any issues you think may need to be addressed in the neighborhood. We'll do our best to address them in a timely manner.

Again, please have a safe and Happy Holidays and Happy New Year!

Shay Cooper, President

Shadows Community Homeowners Association





Your HOA at Work For You

Going, Going. . . Gone!!!!

In the first week of October, the old playset was gone from the park. The contractor completely removed the old rusty set, and all of the poles, which were attached in 3 feet of concrete. Everything was hauled away and all that remained was lots and lots of gravel. . . **Where did it go ????**



. . . Pictured above is just some of the approximately 12 yards of gravel which was removed from under the playset. The contractor spread the gravel along our Lakes walking trails, and several holes along the trails were also filled in. **Reusing it was a great way to save homeowners money and enhance the beauty of our trails!**



REMEMBER . . .

NO MOTORIZED VEHICLES are allowed on our Lake Trails. This includes **four wheelers, golf carts and mini bikes**. This is so we can keep our walking trails in good shape as well as for **safety reasons**. Please obey the signs posted.

HOA ANNUAL DUES

Don't Get Behind—It Cost More!

All homeowners will received a written notice that your Annual HOA Dues of \$300.00 are due and must be paid by January 1, 2020. Please remember we operate on a budget and this money is used to increase as well as maintain the aesthetics of our subdivision and also pay operational cost. Dues will be considered late after February 1, 2020 and a \$25.00 late fee applies. All unpaid Due's are turned over to the attorney for lien filing after March 1, 2020. The SCHA will actively pursue the collection of Due's at 100%. If any homeowner neglects to pay the Due's the SCHA is bound and within it's right to legally take the appropriate action to collect. Please pay on time to avoid additional fees!

SHADOWS COMMUNITY HOMEOWNERS ASSOCIATION BUDGET 2020

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' 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	
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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Store Hours:

Tuesday – Friday 9-6

Saturday 9-4

Closed Sunday and Monday



Lawsuit Update

Our HOA has been involved in an ongoing lawsuit with a homeowner that built a 15'x 60' bulkhead out into one of our lakes. The HOA Board has a fiduciary responsibility to all homeowners to enforce restrictions and protect their interest. Because of this trespass issue, the Board sought legal recourse to protect the integrity of our subdivision. Unfortunately, for various reasons, the process has now taken approximately 5 years. The Board has made numerous attempts to come to an agreement with the homeowner to no avail.

The Board is preparing to take the next step, which will eventually lead to going to court, and having a judge decide the outcome.

Please understand, when someone encroaches on Common ground, we are readily prepared to take legal action to protect the integrity of our subdivision.

ADDENDUM TO RESTRICTIONS

At the September 2019 Board Meeting the HOA Board of Directors voted to make an addendum which includes ALL FILLINGS, Regarding Article IV. RESTRICTIONS Section M which states the following:

(M) No signs of any kind or description, other than "Real Estate For Sale" signs, may not exceed five square feet in size, be displayed on any lot.

The Addendum is as follows:

One Standard Size Security Sign may be displayed within 3' of residence.

No other signs, including Contractor, School, or Political are allowed.



HOA approval is required for additions, fences, patios, pools, cabanas, ETC. Do no risk having to have it removed or legal action taken. Please contact the HOA BEFORE you start.

No Planting or Permanent structures allowed on servitude along the lake lots.

Garage Sales are not allowed in our subdivision.

CREAMY HOT COCOA

RECEIPE BCOURTESY OF Jeanie Bean

INGREDIENTS

Makes 4 servings
1/3 cup unsweetened cocoa powder
3/4 cup white sugar
1 pinch salt
1/3 cup boiling water
3 1/2 cups milk
3/4 teaspoons vanilla extract
1/2 cup half and half cream

DIRECTIONS

Combine the cocoa, sugar, and pinch of salt in a saucepan. Blend in the boiling water. Bring this mixture to a boil while you stir. Simmer and stir for about 2 minutes –watch that it doesn't scorch. Stir in milk and heat until very hot, but do not boil! Remove from heat and add vanilla. Divide between 4 mugs. Add the cream to the mugs of cocoa to cool it to drinking temperature. Top with chocolate powder, sprinkles or marshmallows.





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





Thank You Neighbors!



The Swing Set at our Park has been cleaned and painted and now matches the new playground equipment! Thank you Debbie Gilbert for painting it. New chains and seats have also been added. Not one, but two Aubrey's gave it a thumbs up! (And their baby sisters too)!



Aubrey & Grace



Aubrey & Savannah



Before



After

Pictured above are your neighbors, *Shay Cooper and John Gilbert*, placing top soil and sod around the perimeter of the Park pavilion. Looking at the before picture you can see there was a large area of dirt around it before, which besides having mildew, turned quite muddy after a rain. Not only will this cut down on maintenance, but will keep the pavilion area clean for all to enjoy!



Sod and fill dirt placed in large holes under swings

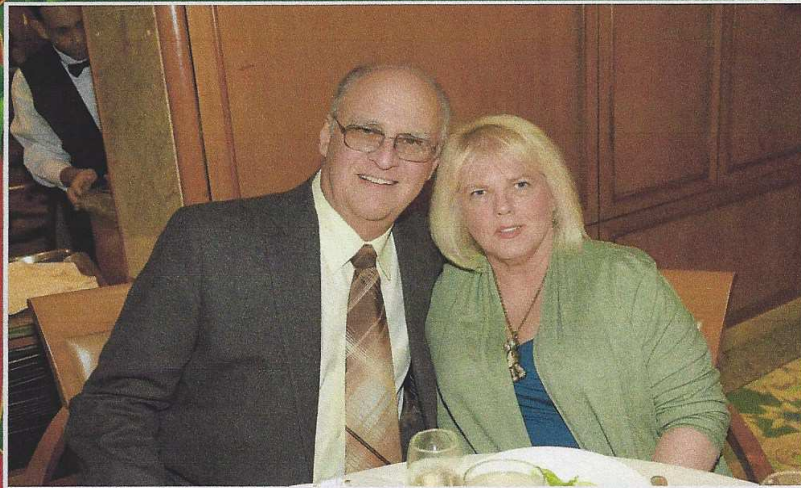


A big Thank you to Ferrell Spruell for pressure washing the swing set, pavilion concrete and sidewalk at our Park. It's so nice to have a clean park and we really appreciate you helping to make it look great for everyone!

Happy Holidays



From Pam and Paul at
Easy Rider Travel



Call for all your Travel needs.

(225) 753-9868



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

The Caros at 17718 Shady Elm Ave.

The Smiths at 3301 White Lane Dr.

The Mays at 3309 White Lane Dr.

The Lewis' at 3113 White Shadows Dr.

The Landes' at 3314 Harrells Lane

The Carneys at 3203 Harrell's Lane

The Millers at 3214 White Lane

If you recently moved to the Shadows Community and your not listed above, please email the HOA with your contact information so we can update our records and welcome you!

Yard of the Month Winners!

Congratulations

Enjoy Your Gift Card From Louisiana Nursery!

September

The Stampleys
18350 Ferry Lane



October

The Roppolos
17617 Shady Elm Avenue



November

The Broussards
18352 Shadow Creek



Be sure to decorate your house for the HOA Christmas Decoration Contest! The judging will take place December 22 and prizes will be awarded to the 1st, 2nd and 3rd place homes with the most holiday cheer!

Need more money to help fill those Christmas Stockings?



Most of us know we can reduce our heating bills , but sometimes forget just how easy it is. Here are a few simple ways to stuff those stocking and still stay toasty.



Check for air leaks around windows and doors, including cracks in **caulking** or **weather-stripping**. Replace caulk and weather stripping if necessary.



Move the switch on your **ceiling fans**, to make the fan blades run **clockwise**. Running the blades in a clockwise position during the colder months can push heated air down. This makes rooms with high ceilings more comfortable.



Close Doors and Heating Vents to **Unused Rooms**. Also close closet doors to reduce the room space you are heating.



Turn **Down The Thermostat** During The Day. You will save up to 3 percent on your heating bill per degree lowered over a 24 hour period (or about 1 percent per 8 hours). 68 degrees is the suggested temperature.



DID YOU KNOW?

Remembering Those Who Serve



Most people are familiar with a *Purple Heart medal*, but do you know about the **Purple Heart Trails**? And when you travel down **Jones Creek Road**, did you know you are traveling on one?



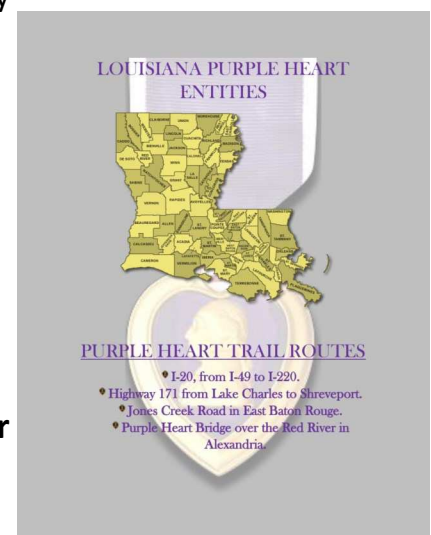
The Purple Heart Trail was established in 1992 by the Military Order of the Purple Heart to be a symbolic trail that commemorates and honors all men and women who have been wounded or killed in combat while serving the U.S. armed forces. The trail originates in Mount Vernon, Virginia, the burial location of General George Washington and traverses across the United States and overseas as far as Puerto Rico and



Guam. The signage program consists of the designation of an extensive system of roads, highways, bridges and memorials that pay tribute to the recipients of the Purple Heart medal and act as a visual reminder to those travelers that others have paid a high price for their freedom and live in a free society.

On August 9, 2017 the Metropolitan Council designated **Jones Creek Road** as part of the Purple Heart Trail in Louisiana. It was spearheaded by the late District 8 Councilman Buddy Amoroso. ***Jones Creek Road is only one of four roads designated with this honor in Louisiana.***

So when you turn onto **Jones Creek Road** from Tigerbend Road, Coursey Boulevard or South Harrells Ferry Road, take a quick look to your right and you will see the **Purple Heart Trail signs**. Please take a moment not only in this holiday season, but throughout the year, to remember the bloodshed and the ultimate sacrifices that have been paid for our nation's freedom, and the honor it is to have this designation so close to our homes.





Shadows Entrances

All three entrances have been decorated with bows, garland, and lots of bright lights, so that Santa will be sure to find his way to our subdivision!

Flowers have also been planted and our entrances are ready to enjoy for the fall/winter season!



Shadows Lake Entrance One



Shadows Lake Entrance Two



Shadows At White Oak

Two neighborhood boy scouts were recently hired to clean the entrance signs at Shadows at White Oak and Shadows Lake. Pictured below are Jefferson and Emerson Ricketts. The signs were in need of a good scrubbing and the boys did a great job!



Thank you John Gilbert for cleaning the many signs located at the lake entrances and along the lake trails. There were layers of mildew and dirt removed and the signs are clean again.



It was noted during the sign cleaning that several signs are in need of replacement. This will be addressed in the 2020 fiscal year.





LOOK WHAT'S GOING ON IN THE SHADOWS REAL ESTATE WORLD!



NEW LISTING AT 17713 SHADY CREEK AVE.

Another Shadows Lake beauty! 4 bedrooms, 2.5 bathrooms. Open floor plan between kitchen and living room makes it fabulous for entertaining. This lovely home is listed for \$270,000!!

EASY 3-INGREDIENT SHORTBREAD COOKIES

1 cup unsalted butter, softened

½ cup sugar 2 cups all purpose flour

Confectioner's sugar optional

Oven 325. Cream butter & sugar until light and fluffy. Beat in flour. Press dough into an ungreased 9inch square baking pan. Prick with fork. Bake until light brown 30-35 min. Cut into squares while warm. Cool completely. Dust with confectioners' sugar.



JIM TALBOT REAL ESTATE

Lynell Froderin, Realtor

(225) 927-2114

(225) 229-3327

After being in Real Estate for 23 years and specializing in your area as well as mine, I have had the pleasure of talking to most homeowners throughout our neighborhood. My experience has taught me that homeowners appreciate being informed about the current real estate activity that you see in my quarterly newsletters for the Shadows Lake Community. I believe every client is most important. If you have questions about the current market please don't hesitate to contact me. *"Christmas is the season of joy, of gift-giving and of families united."* *"Peace on earth will come to stay when we live Christmas every day."*

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