



Questions/Comments for the SCHA?

If you have questions or comments related to neighborhood rules and restrictions or maintenance needs, contact Magnolia Management Services:

Email: info@magnoliabr.com

Phone: 225-286-7546

Office Hours: 8 AM—4 PM, Monday-Friday

Please note the **new mailing address:** PO Box 87234, Baton Rouge, LA 70879



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Baton Rouge, LA 70879
Phone: 225-286-7546
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Shadows Community Homeowners Association News



January 2025

2025 Board Members

President

Dawn Conaway

Vice-President

Jerril Musso

Treasurer

Rick Albrecht

Secretary

Robyn Jenkins-King

2025 Architectural Control

Committee Members

Libby Berthelot

Sean Bouterie

Doug Aymond

Property

Management

Magnolia

Management Services

A message from SCHA President, Dawn Conaway...

We hope you enjoyed the holiday season this year and are ready for what 2025 will bring. The holiday lights and decorations displayed in the three neighborhoods were lovely and added greatly to the holiday spirit.

Thank you to all of the homeowners who attended the Annual Meeting in September. At the meeting, we discussed a new contract with Magnolia Management Services to provide administrative support for the day-to-day operations of the association. Magnolia Management will replace Lewis Companies in providing comprehensive management services. You can find more information about Magnolia on **page 2**. Magnolia sent each homeowner a welcome letter with contact information, a list of services, neighborhood portal information, and dues payment instructions. We have provided a recap of this information on the next pages, but please refer to the letter for your portal access and personalized ID for online dues payments.

The Board believes Magnolia Management's more technology-driven approach will better assist with the organization of requests, complaints, and maintenance projects.

While the Board has handled neighborhood improvement projects this year such as cleaned up entrances, lake clean-up and maintenance, and a repaired park sidewalk, we are still working on projects that have not been completed. We appreciate your patience, as many of these projects require multiple bids and complex issues such as juggling property access, city/parish work, and budget priorities.

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

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Magnolia Management Services

Magnolia Management: What can you expect?

As discussed at the SCHA Annual Meeting on September 25, the SCHA board decided not to renew the management contract with Lewis Companies that ended on November 30. On December 1, the SCHA contracted with Magnolia Management Services to handle the day-to-day operations for the community.

To recap, Magnolia Management Services' duties include, but are not limited to:

- Collect homeowner dues and provide a method for secure online dues payments;
- Enforce neighborhood rules and restrictions (including parking);
- Handle neighborhood maintenance issues including obtaining bids and follow-up with contractors for neighborhood repairs;
- Assist with financial management including tax preparation and processing assessments and liens; and
- Handle association website and newsletters.

While the services included in the contact cost \$300 more per month, Magnolia's modernized approach to property management will provide a higher-level of service and organization than the previous contractor. At this time, the higher cost can be absorbed into the budget, and dues will remain \$400 for 2025.

We have a new Community Portal! (portal.magnoliabr.com)

Magnolia services has created a new community portal for SCHA homeowners. There you will have 24/7 access to see association-related documents, make dues payments (see page 3), track maintenance requests, and other important information.

Homeowner letters sent in late December include your **Account Number** and **Portal Key**. If you need further assistance with accessing the portal, contact Magnolia Management—

Phone/Text: 225-286-7546 or **Email:** info@magnoliabr.com

2024 FALL/HALLOWEEN DECORATIONS WINNERS*

Thanks to all of our neighbors for the ghoulishly spooky decoration displays!

Shadows at White Oak
3334 Harrells Lane Dr.

Shadows Lake
3321 Shadow Hill Dr.

Shadows Lake at Martin Lake
17555 Shady Elm Ave.

Honorable Mention
Shadows at White Oak
18138 Shadow Creek Ave.

*All winners received a \$50 gift card to Louisiana Nursery.

2024 Holiday Decorating Contest Winners*

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

A miscommunication meant we did not get photos of the winning homes this year. Big apologies to this year's winners!

Shadows at White Oak
18025 Ferry Lane Dr.

Shadows Lake
3321 Shadow Hill Dr.

Shadows Lake at Martin Lake
17694 Martin Lake Dr,

**All winners received a \$50 gift card to Louisiana Nursery.*

Yards of the Month (2024)

Congratulation to the 2024 Yard of the Month winners listed below. And, a big thank you to Libby Berthelot for heading up this fun neighborhood activity. Yards are judged from March to October each year.

October: England home, 3227 Shadows Lake Dr.	June: Maggio home, 17572 Martin Lake Dr.
September: Khalid-abasi home, 17501 Martin Lake Dr.	May: Broussard home, 18352 Shadow Creek Ave.
August: Nguyen home, 3224 White Lane Dr.	April: Bang home, 3028 Shadows Lake Dr.
July: Dang home, 17744 Shady Creek Ave.	March: Raiford home, 17634 Martin Lake Dr.

REMINDER: Your calendar year 2025 dues will remain \$400.

Paying your 2025 SCHA Dues

Payment by check or money order

SCHA has a new mailing address for mailed dues payments. Although Magnolia Management Services is a local company based in Baton Rouge, they use First Citizens Bank's processing center for homeowner payments.

Make checks payable and mail to:

The Shadows Community Homeowners' Association
PO Box 98067
Phoenix, AZ 85038

Online Payments

If you'd like to make an online payment, use First Citizens Bank's payment website:

<https://propertypay.firstcitizens.com/>

Management Company ID: 3149

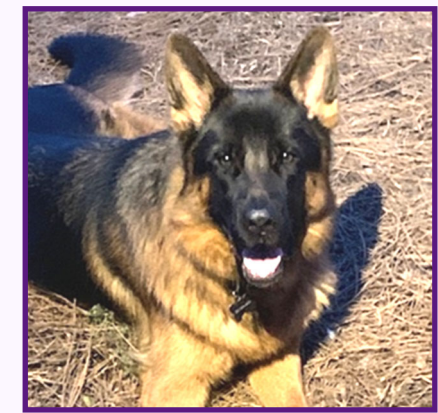
Association ID: SHD

...and the individual property ID Number provided via mail to each homeowner in the December letter sent from Magnolia Management.

Look at these adorable Shadows Pets...



Ollie and Jewels Melancon



Ziggy Young

Thanks to neighbors Kacey Melancon and Sheryl Young for sharing their beloved fur-babies with us!