



# NEWSLETTER

DECEMBER 2020

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## Election Results for SCHA

Shadows Community Homeowners Association is happy to announce the election of new Board Members who will be serving our community for the 2020-2021 term. They are Shay Cooper, John Gilbert, Ryan Leblanc, and Marty Pousson. The Architectural Control Committee members were also elected, and we welcome Rick Aubrecht and Patricia Leblanc. There was an item on the ballot asking homeowners to approve a \$100 increase in HOA dues, which failed to pass.

The election was held on September 29, 2020 at the HOA Annual Meeting at St. Andrews Church. There was a large turnout, and it was great to see all of the residents in attendance showing interest in their community. Along with the election, several topics were discussed, and residents were given a chance to ask questions and share concerns. As your new Board, we look forward to working hard in the coming year to keep the beauty and integrity of our neighborhood for all to enjoy.

### SHADOWS COMMUNITY HOMEOWNERS ASSOCIATION

#### BOARD MEMBERS

President    Shay Cooper  
 Vice President    John Gilbert  
 Secretary    Marty Pousson  
 Treasurer    Ryan Leblanc

#### Architectural Control Committee

Rick Aubrecht  
 Patricia Leblanc  
 Special Advisor  
 Jerril Musso



### SCHA

**Wishing all of our neighbors a Merry Christmas  
 and Happy New Year!**



## ANNUAL HOA DUES NOTICES

The Annual dues are \$300 for all homeowners in **Shadows Lake** and **Shadows at White Oak subdivisions**, and are due on **January 1, 2021**.

Notices will be sent by mail to each property owner and payment will be considered late after February 1, 2021. As per the DECLARATIONS OF COVENANTS, CONDITIONS, AND RESTRICTIONS, a **\$25.00 late fee** will be applied, so please pay on time to avoid this fee. You can mail your payment to 10985 N. Harrell's Ferry Road Baton Rouge, LA 70816. You can also make your payment using  **PayPal** Go to our home page at [ShadowsHOA.com](http://ShadowsHOA.com) and click on the  **PayPal** tab. Please note a fee of \$37 is charged to make payment this way.

## SCHOA Budget 2020 and 2021

To the right is the 2020 budget, listing the many areas this money is used for, from operational cost, to maintenance, as well as improvements. The new budget for 2021 will be posted on our website at the beginning of next year.

SHADOWS COMMUNITY HOMEOWNERS ASSOCIATION BUDGET 2020

INCOME:	BUDGETED INCOME	\$ 114,000.00
<b>EXPENSES</b>		
<b>MAINTENANCE</b>		
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
<b>TOTAL MAINTENANCE</b>		<b>\$ 52,000.00</b>
<b>UTILITIES</b>		
Electricity		\$ 9,000.00
Water		1,200.00
<b>TOTAL UTILITIES</b>		<b>\$ 10,200.00</b>
<b>ADMINISTRATION</b>		
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
<b>TOTAL ADMINISTRATION</b>		<b>\$ 28,775.00</b>
<b>COMMITTEES</b>		
Christmas		\$ 225.00
Easter		500.00
Halloween		300.00
<b>TOTAL COMMITTEE EXPENSES</b>		<b>\$ 1,025.00</b>
<b>RESERVES</b>		
Master Plan		\$ 10,000.00
Contingency		10,000.00
Tree Removal		2,000.00
<b>TOTAL RESERVE</b>		<b>\$ 22,000.00</b>
<b>TOTAL EXPENSES</b>		<b>\$ 114,000.00</b>



## Updates

Installation for new and updated lighting has been completed for both entrances to Shadows Lake and the entrance at Shadows at White Oak. D & B Contractors were hired to complete the projects. The lights installed have a **15 year full replacement warranty.**

The HOA settled a lawsuit that had been ongoing. The subdivision has no other lawsuits at this time.

## 2021 Construction Planned

The Board has accepted a bid from CCR Constructors to make repairs on the drainage issue on Lake 4. There is extreme erosion on the side along Jones Creek, and the drainage pipes in place are collapsing. The project is scheduled to start in the first quarter of 2021.

### Safety Concern

**NO MOTORIZED VEHICLES** are allowed on the walking trails or in park area. This includes 4-wheelers, golf carts, go carts, motorcycles, etc. The HOA has received several complaints about people not only riding them, but driving recklessly. We do not want anyone to get hurt! For the safety of your neighbors, please obey the **POSTED SIGNS.**



## Home Improvements

Considering exterior improvements to your home? Follow the below guidelines:

- Visit HOA website @ [Shadowshoa.com](http://Shadowshoa.com), click on [Forms](#)
- Follow instructions to complete the [REQUEST FOR HOME IMPROVEMENT APPROVAL](#) form and include all required paperwork.
- Submit paperwork by *Email to Shadlake@yahoo.com* **or** Mail to *Shadows Community Homeowners Association 10985 N. Harrell's Ferry Road , Baton Rouge, LA 70816*
- Someone from the Architectural Control Committee will contact homeowner once paperwork is received.
- Board Approval is required **prior** to any construction.

Please help us maintain the integrity of [our subdivision](#) by following the above guidelines and neighborhood restrictions. If you have any questions concerning the form or the process, email us at [Shadlake@yahoo.com](mailto:Shadlake@yahoo.com)

### Can You Help?

We are looking for a volunteer to update the **Message Board** at **one** of the entrances. Changes are made on the 1st of each month.

There are three message boards, one for each entrance, and we have two volunteers. If you can help with the third entrance, please email [shadlake@yahoo.com](mailto:shadlake@yahoo.com)



### SCHA CONTACT INFORMATION

Be sure to visit the Shadows Community HOA website! It has easy to access information regarding the HOA - including forms, contacts, restrictions, Architectural Control documents and information about our neighborhood.

**Our Website is: [www.Shadowshoa.com](http://www.Shadowshoa.com)**

We are happy to answer any questions or concerns through our email address

**Email the SCHA at [Shadlake@yahoo.com](mailto:Shadlake@yahoo.com)**

**Visit our Facebook page to join Shadlake**

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



**TINA NGUYEN**  
Hair Stylist

Follow us on



2515 O'Neal Lane  
Baton Rouge, LA 70816

Melissa Rodriguez  
Master Stylist  
(225) 572-7985

Tina Nguyen  
(225) 250-7667

.Hi-lites  
.Eyelash  
.Extensions  
.Color

### Yard of the Month

Congratulations to **Yard of the Month** Winners who received a \$50 gift card generously donated by **Louisiana Nursery Outlet on Coursey Boulevard**.

June: The Accardo family on Shady Path Court

September: The Spivey family on Shadow Hill Dr.

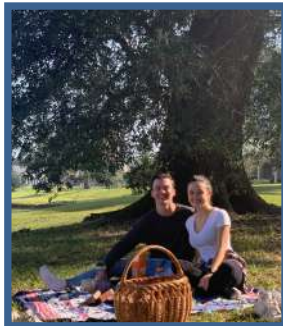
July: The Dung Ho family on Shadow Hill Dr.

October The Stampley family on Ferry Lane

August: The Nguyen family on Shady Elm Dr.

November The Raiford family on Martin Lake Dr.

### Hello Neighbors!



Pictured are Kayla and Trevor enjoying a picnic under one of the many beautiful trees along the lakes and walking trails.

### Christmas Decorating Contest

Are you decorating the outside of your home for Christmas? Then you are automatically entered in the **SCHA Christmas Decorating Contest!** The judging will take place December 20th and prizes will be awarded to 1st, 2nd and 3rd place homes with the most holiday cheer!



### Butter Snow Flakes

BY Linda

Prep: 15 mins Cook: 15 mins

Additional 30 mins Total: 1 hour

Servings: 36 Yield: 6 dozen

#### INGREDIENTS

- 2 1/4 cups all-purpose flour
- 1/4 teaspoon salt
- 1/4 teaspoon ground cinnamon
- 1 cup butter
- 1 (3 ounce) package cream cheese, softened
- 1 cup white sugar
- 1 egg yolk
- 1 teaspoon vanilla extract
- 1 teaspoon orange zest



#### Directions

Preheat oven to 350 degrees F (175 degrees C). Sift together the flour, salt, and cinnamon; set aside

In a medium bowl, cream together butter and cream cheese. Add sugar and egg yolk; beat until light and fluffy. Stir in the vanilla and orange zest. Gradually blend in the dry ingredients. Fill a cookie press or pastry bag with dough, and form cookies on an ungreased cookie sheet

Bake for 12 to 15 minutes in the preheated oven, or until the cookies are golden brown on the peaks and on the bottoms. Remove from cookie sheets at once to cool on wire racks

Decorate if desired.



**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***



Lynell Frederic, Realtor  
(225) 229-3327  
Lynell@jimtalbot.com

SOLDS IN SHADOWS AT WHITE OAK SINCE 9/2020

18342 Shadow Creek — \$325,000

3305 White Lane — \$306,000

SOLDS IN SHADOWS LAKE SINCE 9/2020

17606 Purple Martin Ct. — \$360,000

17607 Martin Lake Dr. — \$275,000

17714 Shady Creek Ave. — \$340,000

3127 Shadow Hill Dr. — \$317,500

17562 Martin Lake — \$323,000



***Welcome Sean and Renee Bouterie to our Shadows Community!***



**Shadows Community Homeowners Association**

**10985 N. Harrell's Ferry Rd.**

**Baton Rouge, LA 70816**

A winter scene with snow falling from a grey sky. In the foreground, there are several evergreen trees covered in snow. In the background, a small wooden cabin with a warm glow from its windows is visible. The overall atmosphere is serene and cozy.

**YOUR NEWSLETTER**  
**From the**  
**Shadows Community**  
**Homeowners Association**