

# Shadows Community

JANUARY 2022 NEWSLETTER

## Topics

- Note From President
- Annual Dues Information
- HOA Increasing Costs
- 2022 Project Ideas
- Christmas Decorating Contest
- Community Outreach
- Hurricane Ida Tree Removal
- Violation Reminders
- New Facebook Group
- Virginia Buttonweed

## Board Team Members

(ShadowsCommunityHOA@gmail.com)

Ryan LeBlanc  
Jerril Musso  
Jason Lachney  
Libby Berthelot

## Architectural Control Committee

(ShadowsLakeACC@gmail.com)

Patricia LeBlanc  
Rick Albrecht  
Clare Dauzart

## Website Address

<https://shadowshoa.com/>

## New Facebook Resident Group:

Shadows Community Neighbors

## Note From President

Hi Neighbors!

I hope that you enjoyed the holiday season and spent some down time with your loved ones. The Christmas lights throughout our neighborhood were beautiful and joyful. Congrats to our Christmas Decoration Contest winners! We are very blessed to live in such a beautiful neighborhood.

My sincerest condolences to the families of those who have passed on or that have been impacted by covid or hurricane Ida in 2021. It was a tough 2021 year for many of our neighbors. I'm hopeful that we can build up our community in our neighborhood this year and we can reach out to help one another weather the storms in our lives.

My goal for 2022 is to build community and security for our neighborhood. We are working on reaching out to our residents for their contact information so we can inform them of our 2022 community events. I'm hopeful that covid and mother nature will behave this year. I know we have many talented folks in our neighborhood and we'd love to make use of your talents! We are also looking into adding more security to our neighborhood through Flock Security Systems and adding police patrols throughout the year. We have a fantastic team this year and I have no doubts that this team will enhance our community.

Sincerely,  
Ryan LeBlanc

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## HOA Dues

Dues are currently \$300.00 annually and due by Jan 31. After February 15th a \$25.00 penalty will apply. After March 15th, any property with unpaid assessments will be turned over to our treasurer to place a lien on the property. The HOA placed 20 liens for 2021.

Questions dealing with homeowner dues, payments or delinquencies please contact our CPA Jennifer or Dwayne Walker at 225-273-0000

## HOA Increasing Costs

Expense	2020 Cost	2021 Cost	Percent Increase
Landscaping and Grounds	\$44,664.79	\$47,090.79	5.43%
Electricity	\$9,180.20	\$9,949.81	8.38%
Liability Insurance	\$6,360.20	\$7,038.58	10.66%
Directors Insurance	\$1,310.63	\$3,027.00	130.95%

## 2022 Project Ideas Being Considered

- Park
  - Tennis court upgrades (Nets, Lines, surface)
  - New play equipment (Ninja obstacle course, Tetherball, Pickleball, Volleyball etc)
  - Fix damaged swing set posts and add a saucer swing
  - Update the park drainage and remove the dirt pile
  - Add parent benches around park playground
- Security
  - Adding Flock security at our 3 entrances
  - 24/7 surveillance camera at the park
  - Adding Sheriff patrols
- Lakes
  - Researching fish health in our lakes and restocking if necessary

# Lynell Frederic, Realtor

225-229-3327

## HAPPY★NEW★YEAR

### 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](mailto:lynellfredericrealtor@gmail.com). I have loved serving the Shadows Community for the last 20 years. Looking forward to seeing what 2022 will bring!

#### Shadows at White Oak Sold since 6/2021

3021 White Shadows \$360,000  
3315 White Lane \$365,000  
3202 Harrells Lane \$335,500  
3326 White Shadows \$380,000  
3201 Harrells Lane \$360,000  
18249 Shadow Creek \$349,000  
3234 White Shadows \$360,000

#### Shadows Lake Sold since 6/2021

17613 Martin Lake \$327,500  
17616 W. Purple Martin \$399,900  
3322 Shady View \$429,900  
3022 Shadow Lake Blvd \$405,000  
17618 Shady Elm \$376,000

#### COMING THIS SPRING!!!

Beautiful 4 bedroom 3 bath home on Shadow Hill Drive!

Open floor plan, large fenced in yard, security system, triple split floor plan.

Baton Rouge and surrounding areas in 2021 were and still are a buyers market.

There are currently no active listings in the Shadows Lake Community. Call me if you are looking to sell!



Jim Talbot Real Estate  
Lynell Frederic, Realtor  
(225) 229-3327



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## Christmas

Christmas lights everywhere! What a beautiful Christmas season we had for our neighborhood. Congratulations to our Christmas Decorating Contest Winners!

1st place – 17694 Martin Lake Dr



2nd place – 3321 Shadow Hill Dr



3rd place – 18516 Shadow Creek Ave



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## **Building A Strong Community**

Please consider sharing your talents and time with your neighborhood. We would love to have some volunteers for a few committees for our neighborhood. We are looking forward to a fun 2022 year ahead!

**Welcome Committee** – Welcoming our new residents to our neighborhood. Creating a new homeowner packet of great neighborhood information. Mrs Clare Dauzart will be starting this committee and also working on creating a new neighborhood directory.

**Decoration Committee** – Setup and take down of Neighborhood decorations and social event decorations. Big thanks to Mrs Debby Weimer that helped us put up our Christmas decorations for 2021. Got ideas for decorations?

**Neighborhood Event Committee** – If you are talented at organizing events, we could use your help for things such as our Easter Party, judging yard of the month, Neighborhood volleyball, Neighborhood Pickleball, Food truck picnic in the park, bike nights, got another neighborhood event in mind?

**Newsletter Committee** – We need your help designing a layout and adding content to our newsletter!

**Security/Police/Fire Committee** - Develop working relationship with fire, police and emergency services. Possibly schedule fire truck and police demonstrations for the neighborhood.

**Lake Committee** – Monitor lake fountains, lights, timers, vegetation growth and lake health. Preferably one person from each lake that owns a lot bordering their lake. Many thanks to our neighbor Steve Maggio who dedicates time to keeping our lake fountains and marquees perfect!

**Photography Committee** - Take beautiful pictures around our neighborhood and at our events to share in our newsletters and Facebook neighborhood group page.

**Park Improvement Committee** – Got ideas for improving the park? Share your ideas with the board!



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## Hurricane Ida

Ida left an enormous amount of destruction and debris in her path. Our neighborhood was left with quite a mess to clean with many downed fences, fractured trees and loads of fallen branches. Many of our neighbors went without power for more than a few days during some very hot weather. Tough times like these are a stark reminder of how connected we are as a community and how important it is to have neighbors that can help. It's the small things we do for each other that build a stronger community. A big thanks to Jerril Musso for working on our trail tree removal pictured below!



## Violation Reminders

- Before starting any new home exterior projects or changes, please reach out to our ACC for approval at [ShadowsLakeACC@Gmail.com](mailto:ShadowsLakeACC@Gmail.com).
- Boats, Trailers and Campers cannot be stored in sight from the road.
- Please do not park on the grass, a city ordinance may cost you a ticket.
- Garage Sales are not allowed
- Please do not build or plant on HOA common ground or lakes without reaching out to the HOA prior.
- Motorized vehicles (golf carts, four wheelers, dirt bikes etc) are not allowed on HOA property including our Neighborhood Recreational Areas and Trails.
- Fishing is for our neighborhood residents only.
- Please call Animal Control for animals roaming or leaving waste in your yard.

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## Facebook Resident Group/Email

Please join our new Facebook resident group! Search for “Shadows Community Neighbors” on Facebook. This is a great way to share neighborhood news and build our community!

Prefer email? Send your name and email to [ShadowsCommunityHOA@gmail.com](mailto:ShadowsCommunityHOA@gmail.com) to get neighborhood news delivered to your email.

## Virginia Button Weed

“Virginia buttonweed, *Diodia virginiana*, is one of the most difficult weeds to manage in home lawns throughout Louisiana. It is a deep-rooted perennial plant with a spreading growth habit. The elliptical shaped leaves are arranged opposite each other along stems. The most characteristic feature of this plant are the small white tubular flowers with four petals that appear in late summer through fall.” Search for the LSU Agriculture article to learn more about controlling these pesky weeds if you find them in your yard!  
<https://www.lsuagcenter.com/profiles/wafton/articles/page1492532221496>



## Advertise Your Business In Our Newsletter!

Reach out to the Shadows Community Board to advertise your business in our newsletter!

Shadows Community Homeowners Association  
10985 N. Harrells Ferry Rd.  
Baton Rouge, LA 70816



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