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Baton Rouge, LA 70809  
Phone: 225-766-8802  
Fax: 225-766-8858  
Email: [info@lewis-companies.com](mailto:info@lewis-companies.com)

**Questions/Comments for the SCHA?**  
If you have questions or comments related to neighborhood rules and restrictions or maintenance needs, contact Lewis Companies:  
Email: [info@lewis-companies.com](mailto:info@lewis-companies.com)  
Phone: 225-766-8802

Remember, the best way to make your neighborhood great is to volunteer. Entrance decorations/improvements, additional signage, holiday parties, and welcoming committees are all wonderful enhancements. But, coordinating and implementing these activities take time, effort, and homeowners willing to help.

# Shadows Community Homeowners Association News



January 2024 Baton Rouge, LA

## Board Members

### President

Dawn Conaway

### Vice-President

Jerril Musso

### Treasurer

Rick Albrecht

### Secretary

Robyn Jenkins-King

## Architectural Control Committee Members

Libby Berthelot

Clare Dauzart

Sean Bouterie

Property  
Management  
Lewis Companies

## A message from SCHA President, Dawn Conaway...

We hope the holiday season brought joy and happiness into your homes at the end of 2023. The festive lighting and decorations displays throughout the neighborhoods were delightful, and you can view the three winners of the 2023 holiday decoration contest on page four of this issue.

In other neighborhood news, the 2024 homeowner dues will remain \$400 for 2024. The SCHA Board continues to work with Lewis Companies to manage the various improvement and repair projects in the three subdivisions. At the SCHA Annual Meeting in September, homeowners had a robust discussion about the various lake projects that need attention, and additional information about progress on those is included on page five.

In 2024, the SCHA Board will be working on a new policies and procedures document to assist with consistent implementation of neighborhood rules and restrictions. This will include written procedures for Architectural Control Committee (ACC) home improvement approval submissions and a fine system for repeat restriction violations. Notice of the finalized document will be provided to homeowners before it's enacted, Questions about Board activities should be sent to: [shadows-communityboard@gmail.com](mailto:shadows-communityboard@gmail.com).

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

## In this issue:

SCHA Annual Dues: Payment Methods	2023 Yards of the Month
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Your calendar year 2024 dues, payable in January, are \$400.

SCHA Annual Dues: Payment Methods

There was no change to the amount of SCHA dues for 2024. The amount of dues for next year will remain \$400.

Annual dues payments should be submitted on or before January 31. After February 15, a \$25 late fee will apply. After March 15th, any property with unpaid assessments will result in a lien on the property.

Paying your 2024 dues

You can make online payments via Paylease/Zego:

- Click the “pay online” link at Lewis-Companies.com (top of website).
- Create an account with your account number. **Contact Kathryn Mason, Lewis Companies at 225-766-8802 to obtain the account number.**
- Follow the steps to create an account and make payment.
- You can set this as a one-time or recurring payment.

**NOTE: ACH transactions will incur a processing fee of \$4.25, and debit/credit transactions will incur a processing fee of**

**up to 15%. This fee is collected by a third-party processor and cannot be waived by Lewis Companies.**

**You can use online bill pay:**

- Using your banking institution’s bill paying system, set SCHA as a payee.
- Use SCHA and your address as the account number, if required.

**You can mail or deliver a check or money order to the Lewis Companies office: *Checks should be made payable to Shadows Community Homeowners Association (SCHA).***

**Mailing/Drop-Off Address**

Lewis Companies  
9613 Interline Ave  
Baton Rouge, LA 70809

**NOTE: At the Lewis Companies office, use the drop box below the red arrow. *Lewis Companies cannot accept cash in the office or drop box.***

Improving the Neighborhood...

In collaboration with Lewis Companies, the SCHA board is currently pursuing the following improvements...

- Park sidewalk repair
- Pond vegetation abatement
- Neighborhood entrance landscaping
- Hiring an engineer to consult on major lake repairs

Yards of the Month (2023)	
Congratulation to the 2023 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 September each year.	
September: The Drummonds at 17654 Martin Lake	May: The Fifes at 17734 Shady Creek
August: The Olexys at 3125 Shadow Lake	April: The Meles at 18302 Shadow Creek
July: The Spruels at 18221 Oak Lane	March: The Weiners at 17615 West Purple Martin
June: The Dubards at 17720 Shady Path	

Coming in 2024... Fall/Halloween Decorating Contest

The fall and Halloween outdoor decorations are so much fun every year! Some are scary; some are whimsical; but they are all a nice way to showcase the creativity of our neighbors as the days get shorter and the shadows spookier.

In 2024, we will highlight the most fun fall/Halloween decorations with three winners—one in each neighborhood. Think your decorations are particularly spirited? Judging will take place in the third week of October, so start planning your display? Winners will receive a gift card and a shout-out on the website and in the December newsletter. (As with the Christmas/holiday decorating contest, Board members cannot win prizes.)

2023 Holiday Decorating Contest Winners

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



17752 Shady Path



17627 Shady Elm



18341 Shadows Creek

*\*All winners received a \$50 gift card to Lowe's.*



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). Whatever your real estate needs, it would be my pleasure to be of service. **INTEREST RATES ARE DROPPING!**

HOMES SOLD SINCE SEPTEMBER 2023

Shadows Lake	
17514 W. Purple Martin	\$390,000
17618 Shady Elm	\$415,000
Shadows at White Oak	
18231 Oak Lane	\$375,000
18249 Shadow Creek	\$375,000
3149 Harrell's Lane	\$395,000

ACTIVE HOMES IN SHADOWS LAKE

17729 Shadow Elm	\$392,500
17783 Shady Creek	\$370,000

ACTIVE HOMES IN SHADOWS AT WHITE OAK

18324 Oak Lane	\$364,900
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Lynell Frederic, Realtor

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(225) 229-3327



**“Wishing you a New Year filled with peace and love, and may God continue to bless you this year and throughout all your days.”**