

# *Shadows Community Newsletter*

*November, 2015*



## ***HOLIDAY GREETINGS FROM OUR PRESIDENT, DEBBIE BRUTON...***

*Dear Neighbors,*

*During the holidays we are often reminded of the diversity that our world is made up of. People celebrate the holidays according to their separate heritage, traditions, and beliefs. But one of the common denominators that bring people of different races, religions and customs together is a desire to live in peace, harmony and happiness. It is a desire shared by all and it is best achieved through cooperation, compromise and respect.*

*Our community is sort of like a microcosm of the world. We are made up of people of varying differences, but we are all connected by the fact that we share a community together. And, although we have our differences in opinions, perceptions and desires, we too can benefit through cooperation, compromise and respect for our neighbors.*

*During this holiday season as we celebrate in our own tradition, let's try to hold onto that spirit of unity, harmony and peace that all traditions embrace and apply it to all of our community neighbors...all year long. If we can, we will all benefit!*

*The HOA has been busy trying to improve the appearance of our subdivisions and at the same time do needed repairs and implement new ideas that will benefit all. As our homes get older, it takes a little more effort to keep up appearances, and the same applies to our subdivisions. The way to improve property values is to maintain the appearance and integrity of our homes and subsequently, our subdivisions. Let's keep our yards and beds fresh and clean. Let's repair and paint our mailboxes so that they aren't leaning and faded. We need everyone to respect the restrictions that were put in place to protect our neighborhood's integrity and our home values.*

*I'm asking everyone to join together in doing what we can to preserve and improve our subdivisions so that we can not only enjoy where we live but protect our investments.*

*On behalf of the new Board and ACC members, We want to wish you a happy and safe holiday season!*

*Sincerely,*

*Debbie Bruton*



### **SCHOA BOARD MEMBERS**

**President: Debbie Bruton**

**Vice President: Charles Dartez**

**Secretary: Marty Pousson**

**Treasurer: Scarlett Aucoin**

**Director: Tony Graphia**

### **Architectural Control Committee**

**Chairman: Paul Rider**

**Member: Ken Lebeau**

**Member: Brian Dorsa**

**Special Advisor: Jerril Musso**

**Visit our website for lots of information  
and restrictions at:**

**WWW.SHADOWSHOA.COM**

**To contact a Board member email us at:**

**SHADLAKE@YAHOO.COM**

## ***Your HOA at Work For You...***



### **DAMAGED STREET SIGNS**

Most street signs throughout our subdivision were leaning and the tops were not properly attached. DPW would not agree to address the issue so the HOA had them straightened and repaired. We also had the STOP signs, speed signs, etc., straightened where possible. What an improvement!



### **LAKE TWO WIER REPAIR**

SEMS Engineering was retained to repair the weir on lake 2 and the water level is back to normal. They have also been monitoring the sloughing off of the land on the levee near the water's edge. It was determined that the sloughing was due to the weight of the heavy mowing equipment mowing too close to the lake. The levee is now being mowed by hand down to the water's edge. SEMS continues to monitor the levee.

### **DAMAGE TO DRAINAGE PIPES BEHIND LAKE THREE**

Due to rushing storm waters, the drainage pipes between lake three and Jones Creek were damaged and no longer functional. A contractor was hired to come up with a solution to slow down the rushing waters and hopefully, our drainage problems have now been solved.



### **BROKEN MARQUEES AT ENTRANCES**

All three Information Boxes were repaired due to vandalism and age. The Plexiglas doors were cracked from being hit and the interior boards were warped due to the extreme temperatures. They are now repaired and look like new!

### **WALKING TRAILS RESURFACED**

Over the years our walking trails have deteriorated. They have been in need of leveling and resurfacing. We recently hired a contractor to bring in approximately 70 yds. of gravel and distribute it throughout the paths. We hope those that walk our trails will enjoy the improvement!





## **Neighborhood Social News...**

### **CONGRATULATIONS TO OUR "YARD OF THE MONTH" WINNERS...**

March: The Frederics on Shadow Hill

August: The Saunders on Shadow Hill

April: The Ganleys on Shady Elm

September: The Watts on White Lane

May: The Scioneauxs on Purple Martin Lake

October: The Williamsons on Shady Creek

June: The Stampleys on Ferry Lane

November: The Oneals on Shady Elm



### **EASTER PARTY**



We had a great turnout at our annual children's Easter Party. The children loved hunting for eggs and having their picture taken with the Easter bunny. It was also a great opportunity for the parents to meet new neighbors. We want to give a special thanks to Debbie Bruton for organizing this year's party and for providing such a wonderful Easter Bunny for the children!

### **TRICK OR TREAT!**

This year's Halloween party was cancelled due to inclement weather. Our little ghosts and goblins still enjoyed trick or treating a day early when Halloween was moved to Friday instead of Saturday. Thanks goes to Nancy Taylor for volunteering to organize the party! Hope next year brings better weather!



***Our social events would not be possible without the volunteers that so graciously give of their time. We want to sincerely thank them!***



### **A SPECIAL "THANK YOU!"**

We would also like to thank our neighbors who unselfishly volunteered in many capacities to help keep our neighborhoods running smoothly throughout the year...

**Charles Ropollo**

**Steve Maggio**

**Dwayne Walker**

**Kevin Dibenedetto**

**Lynell Frederic**

**Kathie Love**





## ANNUAL DUES



Our annual dues bill will be going out Jan. 1. Our Association has financial obligations that have to be met. In order to do so, it depends upon the timely receipt of our annual dues.

When our community's budget is approved, two things are assumed: the amount of income must equal the amount of expenses, and each homeowner will pay his or her annual dues in a timely manner. If one or the other fails to happen, we have a cash flow problem that usually results in costing all of us more money in the long run.

Ultimately, when even a few homeowners fail to pay their dues on time, it ends up costing us all more. We can all take part in keeping our community's expenses down, and one of the best ways is to make sure that your annual dues are paid on time. We appreciate your cooperation!



## DEER SIGHTINGS

Charles Ropollo on Shady Creek reported looking out onto his front lawn at 4 a.m. one morning to see four deer and a fawn! Paul Rider who walks in the mornings reported seeing three in the park. Just another reminder that we are so lucky to live in an area where we have the privilege of witnessing such wonderful wildlife!

## NUTRIA NUISANCE

Speaking of wildlife...Residents have reported their yards and shorelines were being damaged by nutria. Several homeowners on the lake installed bulkheads to prevent further damage. A professional trapper was hired to rid the neighborhood of as many of the little critters as possible. Hopefully, this will at least slow them down!



## MAKING ANY CHANGES?

**Don't Forget to Obtain Approval First!**



Our governing documents require that the Association approval all proposed architectural changes before any work is started. The importance of this requirement cannot be overstated when you consider the reason for such a restriction.

Membership in a community association requires compliance to pre-existing conditions and regulations. One of the biggest advantages of these conditions is the protection of our property values. The value of your home is directly related to the condition, appearances and aesthetics of our community as a whole. By regulating the kind and types of architectural changes that can be done, our Association is better able to maintain our property values.

Getting our Association to approve all proposed architectural changes is not just a good idea to protect your investment, ***it is a requirement!*** If you have any questions, please do not hesitate to contact our ACC or the HOA.



## **WELCOME YOUR NEW NEIGHBORS...**



We'd like to welcome our new neighbors to our wonderful subdivision. If you recently moved to the Shadows Community and are not listed below, please contact the HOA with your contact information so that we may update our records. Again, welcome!

The Underhills	18423 Ferry Lane	The Richards	17628 Shady Elm
Robert Lee	18320 Ferry Lane	The Aucoins	3129 Harrell's Lane
The Geraldts	3357 White Shadows	The Browns	17711 Shady Path
The Stephensons	18228 Ferry Lane	The Yis	17633 Martin Lake
The Reeves	18137 Ferry Lane	Warrick Dunn	17544 W Purple Martin

### **SHADOWS AT WHITE OAK**

#### **ENTRANCE GETTING A MAKEOVER**



We are in the process of reworking the entrance to Shadows at White Oak. After years of growth, we could no longer see the entrance sign. The large bushes were moved to another bed and we are in the process of replanting. Several of the landscape lights were broken and are also being repaired. We should have a beautiful entrance soon!

### **WRECK AT SHADOWS LAKE ENTRANCE**

A driver lost control of his vehicle, ran over our blvd. marquee and drove through the brick entrance wall. The main waterline was broken, mature bushes, plants, and flower bed were destroyed. The sprinkler system and subdivision sign were damaged and we're still unsure of the total extent of damage. Everything will have to be rebuilt.



### **WE WANT TO HEAR FROM YOU!**

If you have special news, know something exciting or just want to mention someone that did a good deed, please let us know. This is your newsletter and we welcome your comments and suggestions. Please send them to [shadlake@yahoo.com](mailto:shadlake@yahoo.com). We may include them in our next newsletter.



## SCHA 2016 BUDGET

### INCOME:

Budgeted Income
\$ 86,307.50

### EXPENSES:

#### Maintenance

Grounds	\$ 37,605.00
Landscaping	\$ 5,000.00
Lakes	\$ 4,500.00
Levee	\$ 1,000.00
Tennis Court	\$ 500.00
Park	\$ 250.00
Signs	\$ 250.00
<b>Total Maintenance</b>	<b>\$ 49,105.00</b>

#### Utilities

Electricity	\$ 9,000.00
Water	\$ 1,200.00
<b>Total Utilities</b>	<b>\$ 10,200.00</b>

#### Administration

Liability Insurance	\$ 5,800.00
Professional / Legal Fees	\$ 5,672.50
Accounting Fees	\$ 3,200.00
Directors & Officers' Insurance	\$ 3,300.00
Property Tax	\$ 350.00
Office Supplies	\$ 250.00
Postage	\$ 1,000.00
Printing	\$ 2,500.00
Web Site	\$ 500.00
Bank Fees	\$ 125.00
P.O. Box Fee	\$ 180.00
<b>Total Administration</b>	<b>\$ 22,877.50</b>

#### Committees

Christmas	\$ 225.00
Easter	\$ 600.00
Halloween	\$ 300.00
<b>Total Committee Expenses</b>	<b>\$ 1,125.00</b>

#### Reserves

Tree Removal	\$ 3,000.00
<b>Total Reserve</b>	<b>\$ 3,000.00</b>

<b>TOTAL EXPENSES:</b>	<b>\$ 86,307.50</b>
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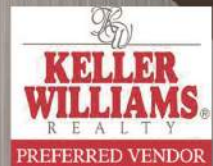
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Status	Address	Subdivision	Sqft Liv	Beds	Bath(s)	Sold Price /	Price
ACT	3003 SHADOWS LAKE BL	Shadows Lake	2,364	4	3/	0.00	\$315,900
ACT	17740 SHADY LANE	Shadows Lake	2,911	4	1/0	11.00	\$471,100
ACT	17511 MARLIN LAKE DR	Shadows Lake	2,421	3	2/1	0.00	\$325,000
SLD	17762 SHADY PATH CT	Shadows Lake	2,261	4	2/1	132.24	\$299,000
SLD	17729 SHADY ELM AVE	Shadows Lake	2,367	4	3/	124.63	\$295,000
SLD	17504 W PURPLE MARTIN CT	Shadows Lake	2,742	4	3/1	126.73	\$475,000
SLD	17711 SHADY PATH CT	Shadows Lake	2,611	4	1/	144.40	\$270,100
SLD	17511 W PURPLE MARTIN CT	Shadows Lake	2,105	1	3/	132.21	\$330,000
ACT	18230 SHADOW CREEK AVE	Shadows At White Oak The	2,959	4	3/1	0.00	\$369,900
ACT	18107 FERRY LANE AVE	Shadows At White Oak The	2,336	4	2/1	0.00	\$274,000
SLD	18211 FAIRBANK LANE	Shadows At White Oak The	2,142	4	3/	170.18	\$493,100
SLD	18423 FERRY LANE AVE	Shadows At White Oak The	2,810	3	2/	115.12	\$323,300
SLD	18320 FERRY LANE AVE	Shadows At White Oak The	2,371	4	2/1	104.96	\$320,000
SLD	18137 FAIRBANK LANE AVE	Shadows At White Oak The	2,148	4	3/1	175.81	\$410,100



**Jim Talbot Real Estate**  
**Lynell Frederic, Realtor**  
**2121 Drusilla Lane**  
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**(225) 229-3327**

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## Grandma's Corn Bread Dressing



Prep  
10 m

Cook  
30 m

Ready In  
1 h 15 m

### Ingredients

- 1 (16 ounce) package dry corn bread mix
- 2 tablespoons butter
- 1/2 cup chopped celery
- 1 small onion
- 2 eggs, beaten
- 2 cups chicken stock
- 2 tablespoons dried sage
- salt and pepper to taste

### Directions

1. Prepare the dry corn bread mix according to package directions. Cool and crumble.
2. Preheat oven to 350 degrees F (175 degrees C). Grease one 9x13 inch baking dish.
3. In a large skillet over medium heat, melt the butter and saute the celery and onion until soft.
4. In a large bowl, combine the celery, onions, 3 cups crumbled corn bread, eggs, chicken stock, sage and salt and pepper to taste; mix well.
5. Place into prepared dish and bake at 350 degrees F (175 degrees C) for 30 minutes.