

*Shadows Community Homeowners Association*

*10985 N. Harrell's Ferry Rd.*

*Baton Rouge, LA 70816*



**PROXY  
INSIDE**

*Your Newsletter*

*from the*

*Shadows Community Homeowners Association*

# *The Shadows Community Newsletter*

October 2016



## **SCHOA BOARD MEMBERS**

**Past President: Debbie Bruton**

**Acting President: Charles Dartez**

**Secretary: Marty Pousson**

**Treasurer: Scarlett Aucoin**

**Member at Large: Judge Tony Graphia**

## **Architectural Control Committee**

**Chairman: Paul Rider**

**Member: Ken Lebeau**

**Member: Brian Dorsa**

**Special Advisor: Jerrill Musso**

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

**WWW.SHADOWSHOA.COM**

**To contact your Board, email us at:  
SHADLAKE@YAHOO.COM**

*Dear Neighbors,*

*Our president, Debbie Bruton has resigned from the board because her husband was offered a job in Missouri. Debbie has been a strong advocate for the Shadows Community for years. We will miss her and thank her for all the contributions she made to our subdivisions.*

*We will be meeting next month to elect new officers for our board. Please see the list of officers on the attached Proxy. The meeting will be at the Jones Creek Library on Nov. 9, at 6:30 p.m. Please plan to attend. If you are unable to attend, we have included a proxy for your convenience.*

*Your Shadows Community HOA is constantly striving to protect the integrity and home values in our subdivisions. To do so is very costly. We experienced a lot of unexpected expenses this year that exceeded the yearly budget. As our subdivisions age, repairs have to be made. There were repairs to the boulevard entrances, the park, the trails, fountains, irrigation and lighting, just to mention a few. And there will be more.*

*Due to all the rain and high water we have experienced over the past few months, the sloughing on Lake 2 has increased. This lake is a designated "detention pond" for the excess rainwater for the entire subdivision. It has to be maintained for the protection of all homeowners. With our current dues, that is not feasible.*

*We are in need of a new trail so that our residents can access Lake 2 from Shadow Hill and access the park from the levy on Lake 2. There are also improvements and safety measures we would like to implement but cannot at this time.*

*Shadows Community has one of the lowest HOA dues in the city and we have tried to operate within that budget, but it has now become almost impossible. Therefore, it is necessary to raise our dues. At our annual meeting in November we will be voting to raise our dues to \$300 for 2017. That is just under \$6 more a month. This will allow us to maintain the integrity of our subdivision, which in turn, protects our property values. It is important to attend or mail your proxy so your vote can be counted.*

*Please understand, we have delayed raising dues for 9 years but if we want to keep our subdivision looking and running as it should, this is necessary. Without the added funding, we risk not being able to repair the lighting, the fountains, the tennis court, playground and other amenities that add value to our community.*

*If any member of the board can be of service to you, please contact us. We are here to serve you.*

*Sincerely,*

*Board of Directors, Shadows Community HOA*



## **This newsletter was created before the “Historic Flood of 2016.”**

The following commentary was written by Scarlett Aucoin, Board member.

It's very difficult to put into words the impact the past few weeks has had on all of us. No one expected what we experienced August 13th when flood waters overtook our homes. It was surreal as I watched my neighbors being rescued from their flooded homes by strangers in boats. I watched neighbors being dropped off in different locations with no idea where to go or what to do next. I watched as neighbors stood in disbelief after returning to their homes. I came to recognize the all too familiar look of shock on so many faces. Then I watched neighbors hugging one another and telling each other “we will get through this.” I watched neighbors come together with such determination it was heartwarming.

Our hearts may have been broken, but our spirits remain strong. We may have suffered a “setback,” but that's all it is, “a setback.” Difficult times don't make character, but rather difficult times reveals character and what this disaster has revealed about our neighbors is nothing short of spectacular.

Not only were our homes damaged, so were our beautiful grounds. We want to return our subdivisions back to the beautiful condition they were in before. We want to fix our fountains that we so beautiful. All the electric breaker panels went under water and the fountains were knocked over. Our entrances were damaged and need repairs. We need to clean the tennis court and fence that was covered with debris as the waters receded. We need to clean the debris out of the lakes. The entrance lights were damaged. We have been hit pretty hard with all the storm damage and now the flood damage. The cost of these repairs far exceeds the budget.

You have a strong HOA that is determined to maintain the integrity of our community and protect our property values. It is a time of renewal. We will come back better than ever.

It's also a time to reach out to our neighbors and lend a helping hand when possible. It's a time to get to know those same neighbors that you would occasionally wave to, but never really got to know. Nothing brings people together faster than a common crisis. We can learn from this and turn it into a positive life lesson. It definitely puts things into perspective. Look around you, our homes may be damaged, but you can see progress everywhere.

As a Realtor I am constantly asked “how will all this affect property values?” The answer is “no one really knows.” This has never happened before. Only time will tell. Homes that weren't in flood zones flooded. This was a freak of nature. We can only do what we have always done. Do the best we can to make our subdivision as attractive as possible to visitors and potential buyers. That's why we have worked so hard on our entrances. That is the first impression a buyer gets when viewing our homes on the market. Only we can entice buyers to our subdivision by the condition and amenities offered. It will take time, but we can do it.

In the following pages of this newsletter, we will talk about the condition of the neighborhood and the need for repairs. Of course now, after this horrific flood, repairs are needed more than ever. We are committed to returning our community back into the beautiful place we all called “home.” We hope you will join us in supporting our efforts.

# PRESTIGIOUS PAINTING



**THANK YOU!**  
**SHADOWS LAKE  
COMMUNITY**

## **WE ARE HERE TO SERVE YOU**

We would like to Thank our customers in the **Shadows Lake** community for their continued loyalty. In your time of need, we are here to serve you in whatever way possible.

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## *Your HOA at Work*

### New Lighting For Our Boulevard Trees

The landscape lights for our boulevard trees were getting dimmer and dimmer due to age. Many weren't functioning or missing. The covers for the lights were cloudy and needed cleaning. New LED bulbs were installed, missing lights were replaced, lenses were cleaned and the lines were repaired. Please notice at night, when leaving the subdivision, the difference! The boulevard has not had all lights working in over eleven years.



**Before**



**After**

### Storm Damage

After a bad storm in May, several of our trees were damaged or fell. We had an arborist assess the damage and give a recommendation as to what was needed. Some trees were cracked at the base, some were in the lake, and some were top heavy, making them a liability. Green Seasons removed the downed and cracked trees, pulled one out of the lake, trimmed and pruned the top heavy trees, ground the stumps, and hauled off all debris.





## **WHAT IS A POLICEMAN?**

*by: Paul Harvey*

A **Policeman** is a composite of what all men are, I guess, a mingling of saint and sinner, dust and deity. What “they” really means is that they are exceptional, they are unusual; they are not commonplace. Buried under the froth is the fact: and the fact is, less than one-half of one percent of policemen misfit that uniform, and that is a better average than you would find among clergymen.

**What is a Policeman?** He, of all men, is at once the most needed and the most wanted. A strangely nameless creature who is “sir” to his face and “pig” or worse behind his back. He must be such a diplomat that he can settle differences between individuals so that each will think he won. **But...** if the policeman is neat, he is conceited; if he’s careless, he’s a bum. If he’s pleasant, he’s a flirt; if not, he’s a grouch. He must make instant decisions which would require months for a lawyer. **But...** if he hurries, he’s careless; if he’s deliberate, he’s lazy. He must be first to an accident, infallible with a diagnosis. He must be able to start breathing, stop bleeding, tie splints and above all, be sure the victim goes home without a limp.

The **police officer** must know every gun, draw on the run, and hit where it doesn’t hurt. He must be able to whip two men twice his size and half his age without damaging his uniform and without being “brutal.” If you hit him...he’s a coward. If he hits you... he’s a bully.

The **policeman**, from a single human hair, must be able to describe the crime, the weapon, the criminal, and tell you where the criminal is hiding. **But...** if he catches the criminal, he’s lucky; if he doesn’t, he is a dunce. He runs files and writes reports until his eyes ache, to build a case against some felon who will get “dealed out” by a shameless shamus.

The **policeman** must be a minister, a social worker, a diplomat, a tough guy, and a gentleman. And of course, he’ll have to be a genius...because he’ll have to feed a family on a policeman’s salary.



**DARNELL BROWNING**  
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**[darnell.browning.b3fl@statefarm.com](mailto:darnell.browning.b3fl@statefarm.com)**

# **HELP PROTECT OUR PROTECTORS!**

## NEIGHBORHOOD NEWS

### “Little Free Library” Coming Soon!

We are excited to report that Joe and Lisa Kadi on Shadow Creek Ave. have generously offered to construct and install a Little Free Library (LFL) beside our park entrance this fall!

An LFL is basically a book exchange repository filled with a changing collection of donated books. The concept is simple: when you take a book, you leave a book or two, and you may keep the book you took. The honor system applies. Everyone participating must contribute to ensure that we always have an ample supply of book for our whole community to enjoy.



The Kadi family will serve as our official LFL steward and register our library with the national organization ([www.littlefreelibrary.org](http://www.littlefreelibrary.org)) in Hudson, Wisconsin.

The Kadis are now accepting book donations at 18312 Shadow Creek Ave., so our library will be fully stocked when installed.

Our sincere thanks to the entire Kadi family for helping foster the love of reading in the Shadows Community!

### New Walking Trail Connecting Lake 2 and the Park

After no longer being able to access Lake 2 from Shadow Hill, several residents got together and held a meeting, chaired by Kathy Wisner, to discuss different options for maintaining a safe walking trail to access the lake and park. They researched different options, and it was decided that a walking trail could be created by leveling out the ground at a slow grade going down the side of the levy from the end of Shadow Hill and gradually going up the side of the levy to the top. They requested bids from different contractors, the matter was brought before the board, and a motion was passed to proceed with the construction of the new trail. Many residents have enjoyed the trails for years, and we hope now they will continue to enjoy them for many years to come!

#### A Very Special “Thank You!”

A big thanks goes to **Marty Pousson** for painting our park pavilion and picnic tables for everyone to enjoy! It was not an easy job in this heat and he did a fine job. Marty is not only a great painter of pavilions, but he also serves as your board secretary!

**Thank you, Marty, for all you do for us!**







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## Committee News...

### Please Welcome Kathy Wisner

Kathy has graciously volunteered to chair our Master Plan Committee. She and other committee members will be researching ideas that will improve the integrity of our subdivisions. Kathy was instrumental in researching the construction of a new trail on Lake 2 and presenting the options to the board. We look forward to working with Kathy and thank her for all her hard work! If you have ideas or suggestions that you would like to see implemented, please email Kathy at [shadlake@yahoo.com](mailto:shadlake@yahoo.com).



### Congratulations To Our “Yard Of The Month” Winners!

March: *The Scheumacks on Oak Lane*

April: *The Raifords on Martin Lake*

May: *The Dangs on Shadow Hill*

June: *The Englands on Shadows Lake*

July: *The Amorosos on Shadow Creek*

August: *The Zitos on W. Purple Martin*



### Welcome Your New Neighbors...



Gene & Dawn Branch 17740 Shady Elm

The Shepherds

3003 Shadow Lake

Lee & Katherine Boyd 18242 Oak Lane

Jordan Luby & Jacob Lefleur

3060 White Shadows

Randy Brown 3337 White Shadows

The Rodriguezs'

17743 Shady Creek



### Your HOA Needs You!

We need three volunteers for The Architectural Control Committee (ACC.) The committee investigates Home Improvement Requests and Restriction Violations. They report their findings and recommendations to the board. The board then votes on how to proceed. It's a great way to meet your neighbors and give back to the community. This committee is necessary to maintain the integrity of our subdivisions. Please contact us at [Shadake@yahoo.com](mailto:Shadake@yahoo.com) to volunteer.



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**“We take a personal interest  
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TRACY BROUSSARD

Agent with American National for 20 years

Has been living in Shadows of White Oak since 2003

Has served on the Homeowner's Board

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## **Timbeeerrr!**

This tree fell before it could be taken down and fortunately, no one was hurt. This tree was one of many that were here when the subdivision was developed. It was located on what became common ground. The arborist that inspected this tree after the storm noticed a sprinkler system directed at the base of the tree and felt it could have contributed to the tree ultimately rotting.

Any additions to the common ground, including sprinkler systems, etc., require approval from the HOA. The HOA is not liable for damage caused by any items placed or planted on the common ground without prior approval. Please remember, planting of trees on the common ground is prohibited. They become a liability during a storm and they prevent ingress and egress to other lots.

## **Please Keep Boats/Canoes, Etc., off Common Ground**

The Board of Directors is asking homeowners on the lake to please store all canoes/boats, etc., along the side of your house or in your garage instead of on the common ground. You may not see them from your home, but they are visible to other homeowners on the lake and people walking our trails. Please help us to maintain the natural beauty and serenity of our subdivisions.



## **High Water**

Due to all the recent heavy rains, the water in Jones Creek and Lake 2 have been continuing to rise higher and higher. This in turn, has caused the sloughing of the levy to progress. Sems Engineering has been monitoring the situation and it was holding, but because of all the storms and heavy rains it is getting worse. This is a “detention” pond for the entire subdivision for excess rainwater, therefore it has to be monitored and if the water continues to rise, repairs will have to be facilitated.

(After the recent flood disaster, it’s very clear how the water level in our lakes can jeopardize the safety of our homes.)



## *Neighbors Helping Neighbors*

*This page is dedicated to our neighbors who volunteer their time to help maintain the integrity of our neighborhoods.*

*We truly appreciate all they do!*

*The following people volunteered their time to assist the Master Plan Committee.*



**Kathy Wisner**



**Paul Rider**



**Steve Maggio**



**Lynn Dugas**



**Ferrell Spruell**



**Steve Kubicek**



**Scott Treadaway**

and...



**Jack Holmes**

**Thank you, Jack, for volunteering to take professional, updated pictures of our subdivisions for our website.**

[www.jackholmesphotography.com](http://www.jackholmesphotography.com)

### *A Note From The Treasurer...*

Dear Neighbors,

Our annual meeting is in a few weeks, and we will be electing a new board. You are being asked to vote on raising our homeowners' dues with the attached proxy if you are unable to attend the meeting. It is very important to send in your proxy if you cannot attend.

As your treasurer, I have worked with the board and our CPA, Dwayne Walker, to operate within the yearly budget. It has become increasingly harder each year. This year has been exceptionally hard due to all the unexpected expenses we have incurred, and now with the flood, we have not only more repairs, but higher expenses.

After a recent storm, we had downed trees and trees that were dangerous due to being top heavy and hanging limbs. We had budgeted for some tree work, but not to the extent that we experienced.

After all the rain and rising water this year, our levy on Lake 2 is showing more sloughing. This lake is a detention pond for the entire neighborhood and has to be maintained. We need to put aside funds for future repairs, especially after the recent flooding.

We had to replace two entrances. The Shadows at White Oak's entrance had to be redone due to a broken irrigation system that had been leaking for a long time. All the shrubs and plants were diseased and rotting. The tree lighting was repaired because most lights were inoperable, burnt out or broken. That was the first time in at least 11 years that they were working and beautiful again! Until the recent flood.

The repairs to the entrance of Shadows Lake were covered by insurance except for the transformer, timers, tree lighting and irrigation lines that had to be replaced due to age.

Our fountains had been repaired, but went under water after the flood and now the minimum bid to repair them is approximately \$6800. These repairs need to be done if we want our entrances and lakes to reflect the integrity of our subdivision. We want to be proud of where we live.

We are involved in a trespassing lawsuit after a resident dumped fill into one of our lakes. The fill extends approximately 12-15 feet out into the lake, and is 60 feet wide. It is the fiduciary responsibility of the board to enforce the restrictions, and protect HOA property.

We want to implement security measures. We currently do not have the funds for this. There are improvements in general that need to be made to keep our subdivision updated.

The list goes on and on. We are privileged to live in an area with amazing wildlife, stocked lakes with beautiful views, a tennis court and walking trails. I am asking you to vote to increase our dues so that we may do the needed repairs, continue to maintain the integrity of our subdivisions, protect our property values, and restore our community.

Sincerely,

Scarlett Aucoin

**SHADOWS COMMUNITY HOMEOWNERS ASSOCIATION**

**ANNUAL MEETING**

**November 9, 2016**

**BALLOT**

**NAME:** \_\_\_\_\_ **(Print)**

**ADDRESS:** \_\_\_\_\_ **(Print)**

**Elections:**

**Nominations may be made from the floor prior to ballot collection. If you wish to vote for such nominees, please write in names where appropriate. You may nominate members for your subdivision, but three members must be nominated and elected for each subdivision. A nominee for your subdivision may live in the other subdivision.**

**A. ELECTION OF BOARD OF DIRECTORS**

	<b>FOR</b>	<b>AGAINST</b>
<b>1. Charles Dartez</b>	_____	_____
<b>2. Marty Pousson</b>	_____	_____
<b>3. Scarlett Aucoin</b>	_____	_____
<b>4. Paul Rider</b>	_____	_____
<b>5. Kathy Wisner</b>	_____	_____

**FLOOR NOMINATIONS**

<b>A.</b> _____	_____	_____
<b>B.</b> _____	_____	_____
<b>C.</b> _____	_____	_____



I Live in:      **Shadows at White Oak** \_\_\_\_\_      **Shadows Lake** \_\_\_\_\_

**B. ELECTION OF ARCHITECTURAL CONTROL COMMITTEE**

**SHADOWS LAKE FLOOR NOMINATIONS:**

A. \_\_\_\_\_

B. \_\_\_\_\_

C. \_\_\_\_\_

**SHADOWS AT WHITE OAK FLOOR NOMINATIONS:**

A. \_\_\_\_\_

B. \_\_\_\_\_

C. \_\_\_\_\_

**C. FIXING ANNUAL DUES AT \$300 PER YEAR STARTING JAN. 1, 2017**

**FOR** \_\_\_\_\_      **AGAINST** \_\_\_\_\_

**NAME (SIGN)** \_\_\_\_\_      **DATE** \_\_\_\_\_

**Please mail your proxy to: Shadows Community HOA**

**18117 Ferry Lane Ave.**

**Baton Rouge, LA 70816**

**(Or drop off to any board member)**

**Due to the flood, our newsletter was delayed and our annual meeting has been moved to November 9. In the interest of saving money we are including the new 2017 Budget in this newsletter instead of sending it out in an additional newsletter in December.**

## **SCHA 2017 BUDGET**

### **INCOME:**

<b>Budgeted In- come</b>
<b>\$ 114,000.00</b>

### **EXPENSES:**

<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	\$ 3,200.00
Directors & 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>\$ 28,175.00</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>	
Storm Damage Repairs	\$ 20,000.00
Tree Removal	\$ 2,600.00
<b>Total Reserve</b>	<b>\$ 22,600.00</b>

<b>TOTAL EXPENSES:</b>	<b>\$ 114,000.00</b>
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