

Shadows Community Newsletter

April 2016



A MESSAGE FROM OUR PRESIDENT, DEBBIE BRUTON...

SCHOA BOARD MEMBERS

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Visit our website for information and
restrictions at:

WWW.SHADOWSHOA.COM

To contact your Board email us at:

SHADLAKE@YAHOO.COM

Dear Neighbors,

Spring is finally here! As I ride through the neighborhood I see so many wonderful sights, from the beautiful flowers at the entrance to the egrets on our lakes. What a great place to live!

We work hard during the year to maintain our homes and it definitely shows! It's so important to maintain our property values and keep our subdivisions desirable so people will want to live where they feel their investment is safe. Although homes are selling, over the past several years we have seen our home prices decline. When a home sells at a reduced price, it takes a long time for home sales within that same neighborhood to recover their value due to those reduced sales.

Your Shadows Community HOA is constantly striving to protect the integrity of our subdivisions and home values. We recently updated the entrances to make them more inviting. We replanted both boulevards with new shrubs and plants, replaced sprinkler systems, and installed new LED lights. We have also negotiated a new landscape contract to better maintain our common areas. Please let us know if there are areas that you feel need addressing.

If I or any member of the board can be of service to you, please don't hesitate to contact us. We are here to serve you.

Sincerely,

Debbie Bruton





Your HOA at Work

Shadows at White Oak Entrance Updated

As you can see in the picture on the left, half of the entrance wall was repaired in the past with mismatched brick. The only way to update it was to paint it. The brick was painted and the old yellow spotlight was replaced with a new LED white light. New shrubs and plants replaced the diseased plants that were blocking the sign. The landscape lights around the trees were repaired and the sprinkler system is functional again. Now you can actually read the name of our subdivision! Once the plants mature, the entrance will be beautiful.



Before



After

New Shadows Lake Entrance

After the entrance to Shadows Lake was destroyed last year by a driver that lost control of his vehicle, we have been working on rebuilding the boulevard. The driver's insurance covered most of the repairs, but we are still finding issues that have to be addressed. We took this opportunity to update and improve the appearance of our entrance. A beautiful new sign, which is more in keeping with our subdivision, has been designed by local artist Al Lorio. We have had non-residents tell us it makes them want to live here! That was our intention!



Before

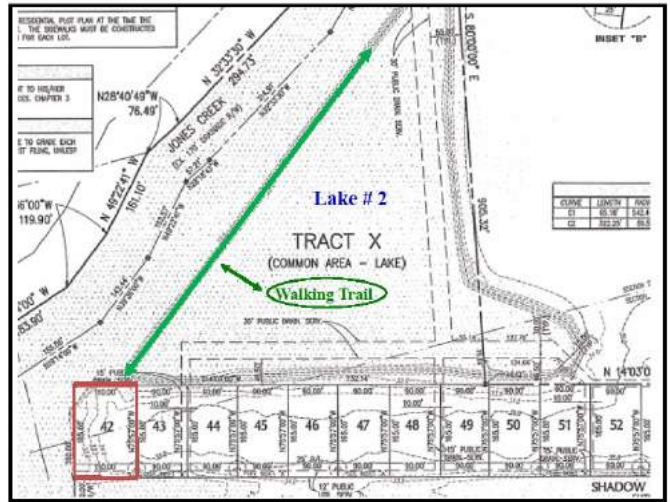


After

Neighborhood News

LAKE #2 WALKING TRAIL

You will no longer be able to access the walking trail between Lake #2 and Jones Creek from Shadow Hill Dr. The homeowner on the end of the lake has decided to fence his yard. He has endured constant foot traffic through his yard and loss of privacy for many years. He is not “cutting off” the trail; the trail always ended at the southeast corner of the lake. Every homeowner has the legal right to fence their property. There will continue to be access from Shady View Dr.



IMPROVEMENT REQUESTS

Most improvements have to be approved by the Shadows Community Board of Directors. When a request for improvement is received, it will be presented at the next board meeting, discussed, voted on, and the homeowner will be notified of the board’s decision. All requests for improvements must be in writing, and approval from the board will be in writing to the homeowner.

NEW DOLLAR GENERAL STORE

We have been contacted by residents voicing concerns about the new Dollar General store in the area and how it will affect us. It is now more important than ever to set ourselves apart from the surrounding areas and other subdivisions. We constantly strive to improve the appearance of our entrances and common grounds so that we continue to attract homebuyers and hopefully protect our property values.



A VERY SPECIAL “THANK YOU!”

We want to thank our neighbor **Mitch Mayes**, owner of **Louisiana Nursery**, for so graciously working with us to make our boulevards beautiful throughout the year. We truly appreciate what Mitch does to support our subdivisions.



ALWAYS SAFETY FIRST!

The HOA has received calls about suspicious people walking around our subdivisions and lakes. One homeowner followed and confronted a man that was taking “selfies” and was told he was “just taking pictures” but was not a resident. We do not recommend approaching any stranger in the subdivision. Please call the Sheriff’s Office, not the HOA. That could have become a very dangerous situation.



REPORTS OF CAR BREAK-INS

There have been reports recently of car break-ins in the early morning hours. One suspect was caught on a home surveillance camera. The Sheriff’s Office was called and prints were taken. Please remember to lock your vehicles that remain outside at night.

WHOSE FENCE IS IT?

The HOA has been contacted by homeowners bordering Harrell’s Ferry Rd. questioning ownership of their fences after they were blown down or damaged. The developer installed these fences on each exterior lot to buffer them from Harrell’s Ferry Rd. This is a common practice among developers to help market those particular lots. These fences are within each lot’s property line; therefore, they are private fences and the responsibility of the homeowner.



COMPLAINTS?



The board has been contacted many times about issues that do not fall under the HOA’s jurisdiction, such as suspicious cars, barking dogs, drainage issues, loud music, etc. While these are definitely nuisances, they are not restriction violations. The proper authorities need to be contacted for some of these issues, while others fall into the “neighbor to neighbor” category. The board cannot get involved in personal issues between neighbors. While the board is here to serve you and we welcome hearing from you, please visit our website at SHADOWSHOA.COM to familiarize yourself with the restrictions pertaining to your particular filing.



**\$3,000 PAINTING
CHARITY GIVEAWAY!**

NOMINATE SOMEONE! IT'S REALLY EASY

1 Please nominate someone you know, who is in need of painting, but is unable to afford it.

2 To nominate someone, go to www.PrestigiousPaintJob.com and click on:



WWW.PRESTIGIOUSPAINTJOB.COM

Social Committee News...



CHRISTMAS CONTEST WINNERS!

The **McCanns** at 17738 E. Purple Martin won first place in our Christmas decoration contest! Second place went to the **Carpenters** at 18434 Shadow Creek. And third place went to the **Raifords** at 17634 Martin Lake. Congratulations to all!



CHILDREN'S EASTER PARTY

We had a great turnout at our annual Children's Easter Party. The children loved hunting for eggs, meeting new friends and having their pictures taken with the Easter bunny. We want to give a special thanks to Nancy Taylor for organizing this year's party!



WELCOME YOUR NEW NEIGHBORS...



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

The Paternostos	17729 Shady Elm	The Kubiceks	17714 Shady Creek
The Fontenots	18324 Oak Lane	The Persacs	3129 Harrell's Lane

CONGRATULATIONS TO OUR "YARD OF THE MONTH" WINNERS!

March: *The Scheumacks on Oak Lane* **April:** *The Raifords on Martin Lake*



DO YOU KNOW

WHERE YOUR CHILDREN ARE?

Children were spotted swimming in Lake #2 this past weekend. There are "No Swimming" and "Beware of Alligators" signs posted around the lake.

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- Planting
- Small Tree Pruning and more!

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 that they do!



CHARLES ROPOLLO on Shady Creek, for volunteering his help with our boulevards. Charles personally placed each plant and advised us on which plants to use. We're very fortunate to have his guidance!
Thank you, Charles!



STEVE MAGGIO on Martin Lake, for volunteering to monitor the fountains, replace playground equipment, meeting with contractors and always being available to help with whatever need arises. **Thank you, Steve!**



JOHN AUCOIN on Shady Creek, for volunteering to pick up plants and mulch for our boulevards, meeting with contractors and helping to oversee our projects.
Thank you, John!

If you are an electrician or plumber, or just have some free time you would be willing to volunteer, we would appreciate hearing from you. We can always use a little help!

STATE FARM



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***Darnell Browning Insurance Agency, Inc.
5664 Jones Creek Rd
(Kean's the Cleaner Building)***



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agency



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in protecting what you value most.”**

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

BATON ROUGE, LA

4600 Sherwood Commons Blvd.
Suite 104
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FAMILY OF COMPANIES

Real Estate News

Status	Address	Subdivision	SqFt Livin	Sold Price/	Beds	Baths Displa	Price
Active	17511 MARTIN LAKE DR	Shadows Lake	2,414	0.00	3	2/1	\$325,000
Active	3024 SHADOW HILL DR	Shadows Lake	2,460	0.00	4	3/0	\$324,900
Active	17760 SHADY ELM AVE	Shadows Lake	3,247	0.00	4	3/	\$435,000
Active	17743 SHADY CREEK AVE	Shadows Lake	2,028	0.00	3	2/	\$259,000
Sold	17544 W PURPLE MARTIN CT	Shadows Lake	2,496	132.21	4	3/	\$330,000
Sold	17740 SHADY ELM AVE	Shadows Lake	2,968	138.14	4	3/0	\$410,000
Active	18230 SHADOW CREEK AVE	Shadows At White Oak The	2,969	0.00	4	3/1	\$355,000
Active	3337 WHITE SHADOWS DR	Shadows At White Oak The	2,412	0.00	4	2/1	\$274,900
Sold	3224 WHITE SHADOWS DR	Shadows At White Oak The	2,248	120.11	4	3/	\$270,000
Sold	18107 FERRY LANE AVE	Shadows At White Oak The	2,336	111.30	4	2/1	\$260,000

Hey Neighbor's,

As you can see, the market is beginning to get real active. The above properties are what are pending, sold and active today in our Shadows Community.

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 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. Whatever your real estate needs, it would be my pleasure to be of service.



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