

SHADOWS COMMUNITY HOMEOWNERS ASSOCIATION

### **BOARD MEMBERS**

President Shay Cooper Vice President John Gilbert Secretary Marty Pousson Treasurer Ryan Leblanc Treasurer

<u>Architectural Control</u> <u>Committee Members</u> Rick Aubrecht Patricia Leblanc <u>Special Advisor</u> Jerril Musso Hello Neighbors!

As the weather grows warmer outside, it's a great time to enjoy our beautiful neighborhood! Take the family for a stroll along the walking trails around the lakes, where you might spy an egret, blue heron, or a family of ducks. Maybe enjoy a picnic under one of the beautiful oak trees, or cast a line for some fishing. A day at the park watching the kids on the playset and swings, or a game of tennis on the courts, might be the way to go. Use the large grassy area at the park to set up a net for volleyball or play a game of football. There are so many ways to enjoy time outside and never leave our neighborhood!

As you look Inside this issue, you will find some of the improvements that have been made or are in progress. We are dedicated to making the needed updates and repairs, and continuing the enforcement of our Covenants and Restrictions, all to ensure we keep our Community a wonderful place to live.

SHADOWS COMMUNITY BOARD OF DIRECTORS

Website	Email	Like Us On Facebook!
ShadowsHOA.com	Shadlake@yahoo.com	G

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# LAKE 4 OVERFILL DRAINAGE CONSTRUCTION

There is a major drainage failure on Lake 4 along the walking trail. The pipes run underneath the trail and provide drainage for overfill into Jones Creek. Large portions of soil above and below the pipe have eroded. This erosion caused a pipe fracture on the underside of the pipes, which increased the rate of erosion to its current condition. The Board has hired CCR Construction to do the replacement at a cost of approximately \$32,000. During this time, that portion of the walking trail <u>will be closed</u>. We ask that you please obey the hazard markings around the area until this project is complete.







Income			
Dues	\$115,000.00		
Newsletter Advertising	\$300.00		
	\$115,300.00		
Maintenance Expenses		Contingency Plan Expenses	
Grounds	\$41,000.00	Storm Damage	\$2,000.00
Landscaping	\$2,500.00	Tree Removal	\$2,000.00
Lakes	\$3,500.00	Legal Fees	\$5,000.00
Tennis court	\$700.00	Entrance Repairs	\$900.00
Park	\$500.00	Upgrades/Unknown Expenses	\$7,565.00
Walking Trails	\$1,000.00		\$17,465.00
Entrances Decorations	\$300.00		
Signs	\$150.00	Forecasted Expenses	
-	\$49,650.00	2021 Lake 4 Drainage Repair	\$18,000.00
			\$18,000.00
Utility Expenses			
Electricity	\$9,100.00		
Water	\$1,600.00	Total Expenses	\$115,300.00
	\$10,700.00	•	
Administration Expenses			
Liability Insurance	\$6,500.00		
Director and Officer's Insurance	\$1,400.00		
Silvio/Walker Accounting Fees	\$4.000.00		
Filing Liens	\$2,000.00		
Notary Fees	\$300.00		
Annual Meeting Location Rental/Donation	\$125.00		
Property Tax	\$300.00		
Office Supplies	\$100.00		
3 Newsletters	\$3,000.00		
Web Site	\$400.00		
Bank Fees	\$110.00		
Taxes	\$500.00		
Taxes	\$18,735.00		
Committee Expenses			
Christmas	\$300.00		
Easter	\$300.00		
Halloween	\$150.00		
nalloween	\$150.00		

NO SIGNS Can Be Placed In Yard

**Exception: Home For Sale or Home Security Sign** 





TO DAWN

NO WOTORIZED VEHICLES ALLOWED IN LAYGROUN AREA







**Action Advertising** was hired to replace and repair some of the many signs located throughout our neighborhood. Several signs had broken post, which were replaced with new ones. Old and faded signs were also replaced.. Shown above are just some of the signs that were addressed. The top on the entrance sign for the park was lightly sanded and sealed to prevent any further water damage.

A new sign was added at the park to remind everyone that <u>NO MOTORIZED VEHICLES ARE ALLOWED</u> IN THE PLAYGROUD AREA.

There was also a new sign placed on the Tennis Court fence to remind everyone that <u>NO BICYCLES</u>, <u>SKATEBOARDS</u>, <u>SKATES</u>, <u>ETC.</u>, <u>OR OTHER SPORTS ACTIVITIES ARE ALLOWED on the TENNIS</u> <u>COURTS</u>. The signs around the subdivision and trails that did not need repairs were cleaned.

## HOME IMPROVEMENTS

Spring is a great time to think about adding a pool or improving your patio. Before doing these or other outdoor home improvement work around your home, contact Shadlake@yahoo.com. The Shadows Community has rules and regulations governing certain items that require PRIOR APPROVAL before work can begin. If you are unsure if your project requires approval, please contact the SCHOA. If a homeowner does not receive prior approval or does not follow guidelines, they may be required to remove the work. These restrictions are in place to protect our property values and our subdivision aesthetics. Forms and additional information can be found on our **WEBSITE: SHADOWSHOA.COM** 

# Please be reminded as per the Neighborhood Restrictions:

No vehicle of any kind, auto, boat, trailer, camper, bus, etc may be stored or repaired on the street or any part of any lot closer to the street than the rear of the house or in any unsightly and offensive location or manner. The Board will enforce these restrictions.

Please Remind your friends and family, as per the Posted Signs, there is No Parking On the Cul-de-Sac medians throughout the neighborhood. Newsletter April 2021 <u>Page 4</u>









The main trailhead entrance to the walking trails on Martin Lake Drive recently received an update. The sign in place had posts the were not pressure treated and were rotting. The sign was also not attached on one corner, causing it to warp. New pressure treated posts were painted, and the sign was straightened, reattached and placed further back off the street, and closer to the trailhead entrance. Solar lighted end caps were attached to the post tops. The 6 broken end caps on the posts along the entrance were also replaced with new ones. Thank you to our neighbor, *John Gilbert* for volunteering to do this work!



A Contractor was hired to create a flowerbed around the sign's new location for some much needed curb appeal! (Pictured above).



To the right is a before and after picture of the 4 foot sections of fence located on each side of the tennis court. The fence had pulled apart from the posts and tie wraps were being used to hold it in place. The original fence post were reused, and new fencing was installed. Two new gates were also installed. Ascension Fence & Deck was hired to do this project.



**REMINDER** Garage sales are NOT allowed in our subdivision. Newsletter April 2021 Page 5

Shadows Community





Shadows Community is home to a beautiful Live Oak that is on the Louisiana Garden Club Federation, Live Oak Society Registry. As you enter the main trail head on Martin Lake Drive and start a walk towards the lake, the Oak immediately makes its presents known. The sign in front shows that the Oak is #5737 and was registered on November 5, 2007 to the Shadows Community. At the time of registering, the girth of the tree measured 15.06 inches. Resident Stephen Maggio is the sponsor. Maybe on your next walk, take a moment to sit on the benches beneath the limbs and enjoy the view! Below is a quote from the Society's website...

It's no coincidence that the live oak symbolizes strength, stability, and steadfastness; for we cannot imagine what growing up in Louisiana would have been like without spending a good deal of time among the limbs of a majestic live oak tree.

### Shadows Lake Entrance One Landscaping

Two flowerbeds (one on each side), at the first entrance to Shadows Lake have been empty over the past year, as the previous plants had died and been removed. The beds were recently reworked and new plantings were added. Two large Camellia trees were placed in each, along with several ShiShi Camellia plants. Peach Drift Roses were also placed at the front of each bed. This will provide Beautiful flowers throughout the seasons.





**REMINDER** Please obey the <u>25 MPH posted speed limit in our neighborhood</u>





# Yard of the Month

### Congratulations to the following winners!

### March - The Berthelot's @ 3124 Shadows Lake Dr. April -The Carpenters 18434 Shadow Creek Ave

Now that Spring Is here, it's a great time to get outside and work in the yard and around the house. The HOA awards Yard of Month prizes from March thru August each year for homes that meet the criteria below. For complete rules, please visit our web page.

Yard of the month is a gratifying experience, having your hard work admired by many can be rewarding. It also displays the pride that each homeowner feels by keeping and maintaining a neat and attractive yard. The winners of this contest will receive a 50.00 gift certificate to LOUISIANA NURSERY !

### Shadows Community HOA Yard of the Month Criteria

Overall Appearance of Yard	Overall Appearance of House
Grass Height	Clean Paint/Siding
Weeding	Tidiness of Property
Beautification	Maintenance
Flower/Shrub Arrangement	Attractiveness
Edging	Tastefulness



# Have you ever planted a rainbow?

The colors you see in the sky after a rain are fleeting, but the hues in your garden can reflect their beauty for entire seasons, even years. A combination of annuals and perennials timed to bloom in tandem and at intervals year-round,



can transform your garden into an ever-changing display of color. The array of flowers available to gardeners now is greater than ever.

Annuals which come in all colors of the spectrum, provide brilliant temporary color and last for one or two seasons. Use annuals to fill beds, borders or containers with color. Warm-season annuals such as marigolds, impatiens and zinnias are adapted to bloom even during the hottest weather. Annuals are a great way to brighten up shady corners, accent sunny parts of the landscape, and tie one area to the next with a progression of color.

Perennials continue to grow and produce blooms for many years to come without reseeding or replanting. With a little advance planning,

you can create a perennial garden that has some special surprises at all times of the year. They're perfect for lowmaintenance gardens where they can be planted once and left to grow for years to come. Perennials such as coneflowers, phlox and black-eyed susans can be the framework of a colorful garden, and they're good companions for their showier annual counterparts.

(above article courtesy LA. Nursery & Garden)

Reminder: Owners must clean up after their pets and all pets must be on a leash.

# SHADOWS COMMUNITY REAL ESTATE NEWS

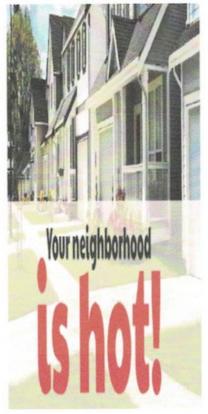
Selling your home for the most money possible, in the shortest amount of time, and with the least amount of hassle is my #1 priority. Call me, your neighborhood Realtor, for a no obligation market analysis of what your home would actually sell for in today's market. As you can see below homes are moving and the market is hot! Give me a call (225) 229-3327 or email me at lynellfredericrealtor@gmail.com.

Active, Pending and Solds since January 2021 ACTIVE 18423 Ferry Lane \$355,000 3/2 LA 2649 PENDING 18454 Shadow Creek \$344,000 4/3 LA 2498 17541 Martin Lake \$347,500 4/3 LA 2321 17744 Shady Creek \$400,000 3/2 LA 2139 SOLD 18118Shadow Creek \$575,000 4/3 LA 3494 17514 W. Purple Martin Ct. \$367,000 5/3 LA 2900 17628 Shady Elm \$375,000 4/2.1 LA 2462





(225) 927-2114



Shadows Community Homeowners Association 10985 N. Harrell's Ferry Rd. Baton Rouge, LA 70816

> YOUR NEWSLETTER From the Shadows Community Homeowners Association