

Shadows Community



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**SHADOWS
COMMUNITY
HOMEOWNERS
ASSOCIATION**

BOARD MEMBERS

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

**Architectural Control
Committee Members**

Rick Aubrecht
Patricia Leblanc
Special Advisor
Jerril Musso

Hello Neighbors,

After the pandemic last year kept us all at home, we hope that everyone has been able to get out and enjoy their summer!

Next month we will be holding The Shadows Homeowners Association Annual Meeting at the Jones Creek Library on Wednesday, September 29, 2021, at 6:00 p.m. . This is a very important meeting, and will include the election for new Board Members and the Architectural Control Committee. There is room to add candidates on the ballot, and anyone can be nominated from the floor at the meeting *There is also a place on the ballot to vote in consideration for hiring a professional property management Company, LEWIS COMPANIES.* The next page gives more information on this company, and the Board will address any questions at the meeting. Please follow the instructions to vote on these issues. You can mail in your ballot at the address provided, or bring with you to the meeting.

Please mark your calendars, and we look forward to seeing you there!

Sincerely,

Your Shadows Community Homeowners Association

Website

ShadowsHOA.com

Email

Shadlake@yahoo.com

Like Us On Facebook!



Shadows Community

The Shadows Community is a large subdivision consisting of over 400 homes. Throughout the years we have run the HOA with homeowners who volunteer. Understandably, it has been a challenge some years to get enough interested homeowners to fill these positions, because of the time and work that is required to be a board member.

We have contacted **Lewis Companies**, a property management firm, for information to manage our neighborhood. They are a very reputable firm and come highly recommended by other neighborhoods in the area that use their services. Please read the brochure on this page for just some of the services they provide. The cost is \$4.50 per home per month. We have included a place on the ballot for you to vote for the increase in dues to cover this cost. Any questions you may have can be discussed at the meeting. We look forward to seeing everyone there.



ASSOCIATION MANAGEMENT

— NO START-UP FEES —

DAILY FUNCTIONS:

- Collect Homeowners' Dues
- Receive Calls and Answer Homeowner's Questions and Concerns
- Enforce Rules and Regulations
- Parking Enforcement
- Write Letters to Regulation Violators and Follow up
- Fine Continuing Violators
- Resolve Homeowner's Complaints

MONTHLY FUNCTIONS:

- Prepare Financial Reports for Distribution to HOA Management including:
 - 12 Month Cash Flow
 - Monthly Cash Flow
 - General Ledger
 - Owner Summary
 - Balance Sheet
 - Monthly Bank Statement
 - Various Reports to Meet Your Needs
- Obtain Bids to Review with Management Committee for:
 - Lawn Care
 - Cleaning
 - Sprinkler Repairs
 - Maintenance
 - Painting
 - And Other Needs
- Interview Contractors
- Follow Up with Contractors
- Coordinate with Attorney on Foreclosure and Other Legal Matters
- Assist in Distribution of HOA Newsletters if Desired

WEEKLY FUNCTIONS:

- Pay Bills
- Review Bills for Accuracy
- Interface with Vendors (Utility Companies, Insurance, Contractors, Developer, etc.)
- Provide By-Laws and Other Information to Prospective Buyers and Homeowners
- Organize and Supervise Cleaning & Maintenance Needs
- Inspect the Properties - Provide Suggestions for Needs and Improvements

YEARLY FUNCTIONS:

- Assist with the Association Members' Meetings,
- Planning and Notification
- Year-end Financial Statements
- Assist with Taxes and Accounting (IRS 1120 H Form)
- Assist in Budget Planning for Future Years
- Annual Insurance Review

ONLINE PORTAL ACCESS:

- Website for Community
- Community Calendar
- Online Payments
- Submit Maintenance Requests
- Online Access for All Homeowners

ADDITIONAL SERVICES:

- In-House Maintenance Team
 - Common Area Cleaning
 - Exterior Lighting Maintenance
 - Painting
 - General Maintenance
- In-House Notary, Valorie Lewis
- Licensed Contractors with Commercial, Mechanical, & Residential Licenses

Shadows Community

Have you stepped out to get your mail and noticed your mailbox is looking a little dirty and faded? Maybe missing some address numbers and possibly not getting all of your mail? While you could hire someone to refurbish and make it look new again, it's an easy *Do It Yourself* project that takes just a little time, and requires only a few things.



- ◆ Wrap mailbox flag with *painters tape* to protect it from the paint
- ◆ Cover numbers with painters tape (if reusing existing numbers)
- ◆ Clean the mailbox to remove dirt, oils, and dust and allow to dry
- ◆ Spray the mailbox with *black spray paint* according to the can directions using a sweeping motion
- ◆ Allow first coat to dry and apply a second coat if needed
- ◆ Apply *new address numbers* if needed

Making your mailbox look brand new again will add curb appeal to your home and look nice for the entire subdivision!

Note: if your mailbox is damaged and needs to be replaced, ***as per the neighborhood restrictions***, you must install the **designated Shadows Lake Subdivision Mailbox and mounting post**. If you are unsure, please contact us before you purchase.



HOME IMPROVEMENT PROCESS

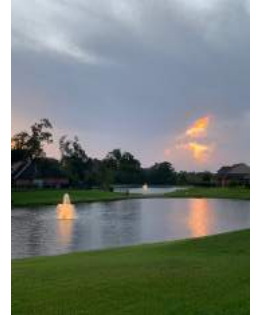
The SCHA can not stress enough the importance of having your home improvement projects approved ***prior*** to starting work. While you might notice this information is repeated in our newsletters, we do it as a reminder for our long time neighbors, and also for new neighbors who have recently moved in. It's very important to follow the mandatory process to have your project approved BEFORE doing any work. This is to keep the aesthetics of our neighborhood in compliance with the Restrictions, and also to avoid having a homeowner remove any unapproved work. Following the guidelines saves both time and money! The process is very simple, and the forms can be found on our website ***SHADOWSHOA.COM***. If you have any questions before submitting your information, please contact us and we will be glad to help you make sure all of the necessary information and documents are included. This helps to speed up the approval process. If you are unsure if your project requires approval, please email us. We are here to help.



Shadows Community

Reminder for Storage of Boats, Canoes, Paddleboats, etc.

In the October 2016 newsletter, neighbors living along Lakes 2, 3, and 4 were reminded to store their boats, canoes, paddleboats or other watercraft inside their property line, and not on the servitude behind their property. Homeowners on these lake lots are required to keep this area mowed and maintained, but in return have use of the servitude behind their home to enjoy fishing, picnics, etc. However, the servitude as well as the Lakes are owned by the SCHA. These areas must be kept clear at all times for any maintenance issues that may occur, and therefore no items of ANY kind can be stored on the servitude or in the lakes. Having random boats, canoes, paddleboats, or other items stored along the shores of our lakes also takes away from the beauty that we all enjoy. We thank you for your help in keeping our neighborhood a beautiful place to live!



The SCHA received a reported of an incident in which children were driving a golf cart on the street and ran into a neighbors mailbox. Louisiana law prohibits the operation of a golf cart upon the public roads or streets. If you drive a cart on the neighborhood streets, please be aware of the risk involved.

Please remind any Contractors doing work for you that **the HOA restrictions do not allow their signs in your yard.** If you would like to tell your neighbors about the good work they did, let the contractor know you will put a good review on the Nextdoor App or our Facebook page.



The HOA is looking for a volunteer to do the **Shadows Community Newsletter** starting with the **December issue.** There are three issues a year, April, August, and December. If you are able to give your time, please email us at Shadlake@yahoo.com so that we can continue to keep our neighbors informed.

Now that a new school year is under way, remember to keep an eye out for children as they get off buses and make their way home.



Shadows Community

Yard of the Month

Congratulations to the following winners!

May– The Wesleys at 17728 E. Purple Martin Court

June– The Hartzogs at 17754 Shady Creek Avenue

July- The Canafax's at 3413 Shadow Hill

August-The Dazarts at 17711 Shady Path Court



LAKE 4 OVERFILL DRAINAGE CONSTRUCTION



In the April newsletter, there were pictures showing the drainage failure across the walking trail from Lake 4 into Jones Creek. To the right is the corroded and broken culvert pipe that was removed. CCR Construction Company which specializes in large drainage projects, installed a concrete box culvert, along with two Culvert pipes to allow for proper drainage. They placed sod along the trail edges and repaired the walking trail from the construction, with new crushed asphalt. The daily rain caused the project to take longer than expected, but is now complete.

The pictures below show the work that has taken place at the park due to a sink hole forming. The first picture shows where the drain pipe that handles the large amount of water from the park stops just on the other side of the sidewalk. CCR Construction was hired to extend the pipe further into the woods where the water drains off (Picture 3). The dirt pile will be used to fill in the remainder of the hole and cover the extended pipe. Large rocks will be put at the end of the pipe to prevent further erosion.



Shadows Community

ELECTION BALLOT

SHADOWS COMMUNITY HOMEOWNERS ASSOCIATION ANNUAL MEETING

ELECTION OF BOARD OF DIRECTORS AND ARCHITECTURAL COMMITTEE

A meeting will be held on **Wednesday, September 29, 2021** @ 6:00 p.m. at the Jones Creek Library 6222 Jones Creek Road B.R. LA. for the following reasons.

A. Nomination and election of members of the Board of Directors of the Association to serve for one year.

B. Nomination and election of members of the Architectural Control Committee to serve for one year.

To vote by mail, please complete the information below and mail to 10985 N. Harrells Ferry Rd. Baton Rouge, LA 70816.

Your ballot must be received by Friday September 24, 2021 at this address to be counted. If you are attending the meeting, you can choose to bring your ballot with you. **Only one ballot per residential lot.**

NAME (please print) _____ ADDRESS _____

SIGNATURE: _____

Nominations may be made from the floor prior to ballot collection. If you wish to vote for such nominees, please write in names where indicated.

ELECTION OF BOARD OF DIRECTORS

CHECK BOX NEXT TO PERSONS YOU WOULD LIKE TO ELECT.

Four(4) volunteers are needed to fill the Board of Directors positions.

1. _____ Jason Lachney

2. _____ Ryan Leblanc

3. _____Jerrill Musso

Floor Nominations

1. Candidate Name _____ Candidate Name _____

ELECTION OF ARCHITECTURAL CONTROL COMMITTEE

Rich Albreth _____

Patricia Leblanc _____

Increase in Annual Dues of \$54.00 a Year per household for Management Firm

YES _____

NO _____

SHADOWS COMMUNITY REAL ESTATE NEWS

WELCOME BACK TO SCHOOL

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 April 2021

ACTIVE

NONE! Because they sell so fast!

PENDING

3315 White Lane \$369,500

3202 Harrells Lane \$335,500

SOLD

17744 Shadow Creek \$395,000

3033 Shadow Lake Bld. \$475,000

17591 Martin Lake \$319,000

18454 Shadow Creek \$344,000

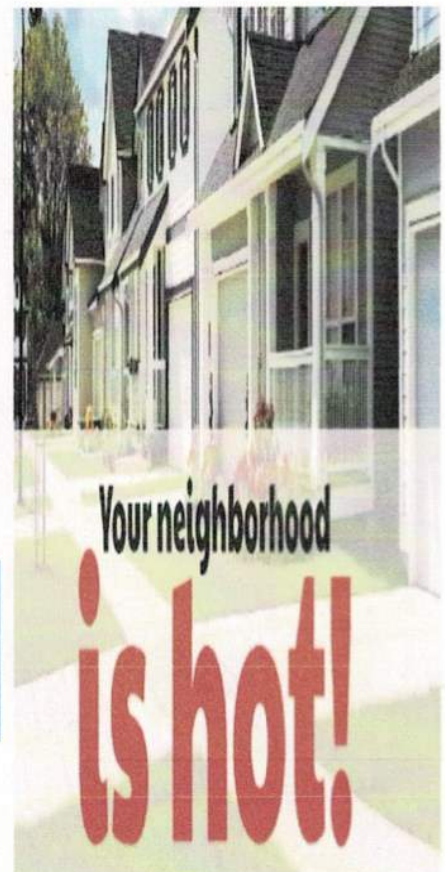
18423 Ferry Lane \$344,550

18414 Shadow Creek \$325,000

3021 White Shadows \$360,000



(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**