

# ShadowlakeNewsletter

May 2009

WE ARE ON THE WEB: [WWW.SHADOWLAKENEWS.ORG](http://WWW.SHADOWLAKENEWS.ORG)

## Common Areas

Over the last year there has been great improvement to our common areas on Quail Ridge Drive, Carpenter Drive and at the lake. Since the bridge was completed and picnic tables were added our neighbors have been enjoying the lake common area on a daily basis.



**Please clean up after yourself and your dog.**



## Big thanks

go out to Mike Demetrio, Harriett Smith, Ray Ellsworth, Daryl Benson, Susan & Kevin Heusinger, Mark Trull and Matt Fultz for all their hard work in keeping our neighborhood beautiful.

## WORK DAYS

The growing season is here. **We need your help now more than ever. Please volunteer your time to help on the Association's workday which is scheduled for the third Saturday of each month.** We usually meet at the lake and decide what work needs to be done and go from there. Work hours are 9 to noon. We sometimes start earlier during the summer months to beat the heat.

## Future Projects

Other than the usual landscaping, grass cutting and trimming. We hope to build steps from the roadway down to the bridge at lake. Place three benches along the lake's edge.

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**Please note that our next meeting will take place on Saturday, May 30 at 11a.m. at the Earth Fare located at 12235 North Community House Rd., Charlotte, NC 28277.**

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**BOARD MEMBERS CONTACT INFORMATION:**

Matt Fultz President Ph 704-542-6857  
Rima Trost Vice Pres. Ph 704-953-5214  
Susan Heusinger Treasurer Ph. 704-752-0861

***Shadowlake Receipts & Expenses for 2008***

	<b>Credit</b>	<b>Debit</b>	<b>Totals</b>
Beginning Balance 1/1/2008	\$1,168.01		
Collected Dues	\$1,367.00		
Proceeds from Picnic/Yard Sale	\$264.00		\$2,799.01
Checking Account Supplies		\$(18.29)	
Newsletter Supplies		\$(27.83)	
Entrance & Lake Signs		\$(305.04)	
Neighborhood Picnic Expenses		\$(149.14)	
Entrance Island Maintenance/Landscaping		\$(21.89)	
Bridge Construction		\$(1,292.41)	
Lake Clean-Up		\$(143.94)	\$(1,958.54)
Account Balance 12/31/2008			\$840.47

**Police Community Meeting**

On January 15<sup>th</sup> I attended a meeting of the South Division and residence living in our area. There was a good turn out from all the developments around us as well as Chief Monroe and most of the officers and their supervisors from the South Division. Shadowlake continues to enjoy being one of the lowest areas for request for service calls. Although they complimented the our neighborhood it was also mentioned that we could be experiencing these low numbers due to fewer problems or the fact that people are not calling in suspicious people or crimes. Chief Monroe encouraged everyone to call 911 whenever any suspicious behavior is seen, even if it's someone you think doesn't live in your neighborhood. Call the police and report it so they can check it out.

Several officers commented about the common area around the lake being cleaned up and how it made it easier to watch the area especially at night.

*Matt Fultz*  
*President*

**REAL ESTATE STATISTICS:**

**CHARLOTTE**

Listing and Sales Prices (March 6, 2009 through April 5, 2009)

The average listing price of sold homes was \$216,135

The average sales price was \$191,433  
**SHADOWLAKE (since Jan. 2009)**

Average sales price is \$148,050 Average days on market 65

(due to some foreclosures in our neighborhood)

Currently there are 5 properties for sale Average price \$194,338 with average days on market 150

2 properties are under contract at the average price \$177,400

For more information, contact:

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