

## *SPRING / SUMMER HAPPENINGS*



# SHADOW LAKE TIMES

### LANDSCAPE UPDATE

This spring the community sowed grass through-out the community attempting to repair damages from last years drought. We had several front yards where seed did not germinate and will need to be re-seeded. Before we reseed, we are testing the soil to find out why some of the seed did not germinate. Soil samples have already been taken and sent out for study. Once we have soil samples tested we will re-work several front yards. Please be patient as we are working on this issue. Other areas of the community are doing well with new grass taking hold in many areas that were bare in the past. Work to some backyards and additional common areas will or should continue in future seasons.

Project wise, we are currently in the process of adding to the planting areas at the main entrance and the club house. This is to re-work some of the existing landscaping, clean up areas and add some color. Work should be completed by the first of June. In other project areas we will be working on a tree replacement plan during the summer months. The landscape committee will review dead trees and areas where trees were surface cut to develop a plan for replacements or repairs to the ground in areas where a replacement is not necessary. The committee will also be reviewing the type of tree for replacements to be sure we are planting the right tree for the soil conditions of our community.

In closing this report we also want you to know we have worked closely with our ground maintenance partners during this spring to improve weekly cuttings. We will be cutting on Wednesday in order to allow us Thursday and Friday as rain days. By cutting Wednesday we feel the cutting will still be in excellent shape for the weekend that will help with the appearance of the community when traditionally folks have visitors or are enjoying walks or other outside activities.



### SHADOW LAKE NEWSLETTERS/ WEBSITE

In the last newsletter, we informed Shadow Lake residents that future newsletters would not be mailed to residents and would be available on the Shadow Lake Web Page at <http://shadowlake.home.insightbb.com/>. For homeowners without internet access, copies are now being placed at the Clubhouse Library located in the hallway between the two restrooms. Please notify Nancy Caywood if neither of these options will work for you, and she will have a copy mailed to you.

## DIRECTORY OF HOMEOWNERS

As discussed in the last newsletter, Deby Davis has graciously agreed to update the Shadow Lake Directory of Homeowners and Charlie Pyles has graciously agreed to load the updated version on the Shadow Lake Web Page at <http://shadowlake.home.insightbb.com/>. If you haven't done so yet, please review the listing for your address and ensure that it is accurate. If it is not, please contact Deby Davis as soon as possible at [debyky@insightbb.com](mailto:debyky@insightbb.com) and provide her with your changes. If you do not have access to email, you may phone your changes to her at 781-4164. Note: We will **not** be printing and distributing a revised paper version of the Directory.



The 2008 yard sale is officially over. **Thanks** are extended to the Social Committee for making and distributing flyers, obtaining the permit, placing ads in the newspaper, and hanging and removing the sign at our entrance. Also, **"Thanks"** are extended to the homeowners who donated items for sale with the proceeds going to the Social Committee. We made \$94 for the benefit of the Social Committee.

### NEW ITEMS FOR CLUBHOUSE



A new refrigerator and a new vacuum cleaner have been purchased for the Clubhouse. The compressor on the old refrigerator was bad and the vacuum cleaner had seen better days. In addition, the Social Committee purchased a 42 cup coffee urn for the Clubhouse. Everyone who uses the Clubhouse is welcome to use the new coffee urn, but please be sure you empty and clean it when finished.

**PET REMINDER:** Did you know that it's against the rules and regulations to allow your pet to run loose and not clean up after it? However, some homeowners are still breaking the rules. There are several reasons for pet rules. Some homeowners walk through the grass to visit their neighbors, meter readers walk in the grass and when the grass is mowed the mower throws the waste everywhere. **PLEASE** be a good neighbor, and follow the rules by walking your pet on a **leash** and **cleaning** up after it.



### **TRASH CONTAINERS**

In spite of constant reminders we still have residents sitting trash out that is not properly secured and when the wind blows it ends up all over the community. Please secure trash in tight containers; do not place trash out in plastic bags but place in secure trash cans. Secure recyclables tightly in the recycle bins. We extend a special **"THANKS"** to those who pick up trash and debris in the neighborhood.



The Monday Night parties at the pool will begin on June 2, 2008. Please bring your own drinks and a snack to share. Also, Monday, June 9<sup>th</sup> is "White Castle Night." Orders will be taken at 6:45 pm. Of course, even if you don't enjoy "sliders", you are welcome to join in the fun.

### **Grills, Chimineas & Open Flame Producing Items**

No charcoal grills, chimineas or any other open flame producing items may be placed on the decks of the buildings. If a resident uses a gas or electric grill on the deck or patio, or a charcoal grill on the patio, it must be a minimum of three feet from the building. All damage caused by any flame-producing device to the common area or to the limited common area is a resident responsibility. Repairs, at the resident cost, must be made within thirty days of the occurrence or the Association may enter to make repairs and charge the owner. Repairs are subject to inspection by the Association to assure compliance with the governing standards and regulations. The Association will assume no responsibility for any damage caused by flame producing items.



## Lost and Found

A Zebco rod and reel were left at the lake over the weekend of 5/24/08. If they belong to you please contact Towne Properties at **(859) 291-5858**.

### **REMINDER**

***The lake is available to Shadow Lake residents and their guest(s) only. Owners, 17 years and older, MUST accompany their guest(s) at all times and be responsible for cleaning up after themselves before leaving the lake.***



## Lake Policy (REVISED JUNE 2007)

The Council of Co-Owners (COC) is concerned with maintaining the lake area to ensure proper storm water drainage and retention. The COC is also concerned with the safety of homeowners and their guests who visit the lake area. To that end, the following lake policy is established.

- The lake area is available to residents and their guests from dawn to dusk for fishing or recreation.
- The resident owner and guest agree that the use of the lake for any purpose is at their own risk.
- A resident owner, 17 years or older, must accompany his/her guest(s) at all times. No one under the age of 17 is permitted to fish or otherwise be in the lake area unless accompanied by an adult resident owner.
- The police may be notified when children are in the lake area without adult supervision. It only takes a minute for a child to fall into the lake and drown.
- Fishing is permitted from the banks only. When you catch a fish, please release it back into the lake.
- Resident owners and their guests are to abide by all Fishing and Gaming Laws including any laws requiring fishing licenses.
- No fires are permitted.
- No boats or other flotation devices are permitted in the lake.
- Resident owners and their guests are responsible for cleaning up after themselves.
- Resident owners and their guests are to be respectful of the residents at all times. No loud music or offensive behavior is permitted.
- No one is to throw gravel or rocks into the lake. The gravel on the walking path is there to provide easier mobility in the lake area. The rocks at the spillway are there to enhance storm water drainage and prevent erosion of the area.
- When a resident rents the Clubhouse, their guests are not permitted in the lake area unless accompanied by the resident owner. Note: Use of the Clubhouse also requires that the resident owner be present in the Clubhouse at all times during the rental.
- If a unit is leased, the tenant is subject to the provisions of this Policy

**This policy replaces the Lake Policy contained in the Shadow Lake Reference Manual dated November 16, 2004, and any revisions made since that date.**



## SUMMER PARTY

**NOTE:** The pool will be closed at 2 pm on Saturday July 19, 2008 so that the Social Committee can set up for our Summer Party.

### REMINDER

The pool has just been open a couple of weeks and there are already problems. Someone had a dog in the pool area as well as residents under age at the pool. Also, pool users must be able to produce a photo I.D. showing their Shadow Lake address as proof of residency. This is to ensure the pool remains safe and available to all residents.

### POOL RULES

**NO LIFEGUARD IS ON DUTY. RESIDENTS AND THEIR GUESTS SWIM AT THEIR OWN RISK.**

1. The pool hours are 9:00 a.m. to 10:00 p.m. and is open daily.
2. Children are the sole responsibility of their parents, guardian or babysitter, who MUST be present with children in the pool area.
3. Resident children under the age of 17 MUST be accompanied by a parent, guardian or babysitter.
4. No glass containers are allowed in the pool area. All beverages must be in a paper or plastic container.
5. No pets or animals of any kind are permitted in or around the pool area.
6. Balls, plastic toys, air mattresses, etc., will be permitted as long as they do not interfere with other swimmers.
7. All guests MUST be accompanied by an adult member. There is a limit of four (4) guests per household.
8. Pool furniture may not be removed from the deck area.
9. The pool may not be reserved for individual private parties.
10. Proper swim attire must be worn at all times. (NO cut-off jeans please). Infants must be diapered and wearing rubber pants while in the pool.
11. **NO DIVING WILL BE PERMITTED.**
12. Radios must be played at a minimum level so as not to disturb others.
13. The gate is to be closed, secure and locked at all times. If a homeowner should lose a key, there may be a \$25.00 replacement charge per key, per occurrence.

IN CASE OF EMERGENCY CALL 911 AND THEN THE MANAGEMENT COMPANY AT 859-291-5858.

APPROVED: SHADOW LAKE BOARD OF DIRECTORS – JUNE 2, 2000

## WATERING TIPS

As we enter a new summer season, we are rerunning an article from last year and would like you to consider this information when watering your yards and shrubs this season. When reading this article and considering how long to run sprinklers on your yards consider this, the sprinkler on the main entrance runs 15 minutes per section three times per week. The grass remained green through-out the drought last year.

Like every other living thing, landscapes need water to survive but landscapes can also be harmed by too much water. Over watering promotes shallow rooted grasses, soil nutrient loss, oxygen deficiency around plant roots, and will retard the growth of some trees and shrubs. Over watering also stimulates damage from disease to many ornamentals such as taxus, junipers, azaleas, rhododendrons, Japanese hollies, geraniums, chrysanthemums, etc., many of which are present in abundance in Shadow Lake.

Over watering should also be avoided because it often results in runoff and wastes an increasingly expensive resource. The price we pay for the water in our community is imbedded in our monthly homeowners' fee. (We all share the cost.) This can sometimes lead a homeowner to believe that the monthly fee they pay entitles them to use as much of this resource as they want without consequence. The problem we face is that as Campbell County water rates are scheduled to climb annually our monthly homeowners' fee will most certainly be affected, even more so if we do not prudently manage water usage. Water and the associated sewage costs, unless managed prudently, could easily drive your fee up ten to twenty dollars and even higher per unit from your current fee. A middle ground should be reached so that irrigation is done efficiently according to the landscape's needs and water is not wasted.

### GENERAL

- A common rule of thumb is shrubs, trees, and turf grasses need approximately 1 inch of water per week May through September from rainfall or supplemental watering to promote healthy plants and deep rooting.
- Application of water by a single irrigation is best for deep watering unless runoff is a problem. If runoff is a concern, water application should be spread equally over 2 irrigations about 2 hours apart.
- The ideal watering time is 4:00 am to 9:00 am; next best is 8:00 pm to midnight.
- Watering should NOT be done during the heat of the day as evaporation rates are too high to make watering efficient. Also, delicate leaves are more subject to burning if covered with water when the sun's rays are strongest.
- Deep root watering is the most efficient. The best rule of thumb is water deeper and less frequently.

### WOODY PLANTS (SHRUBS AND TREES)

- Water should be applied at each irrigation to replace water that was used. If enough water is applied to penetrate deeply and to be absorbed before further irrigations, deep rooting will be encouraged and disease minimized.
- Before watering determine first if it is needed by using a soil probe. A thin screw driver works well. If the soil surrounding shrubs is dry to a depth of more than 2 inches irrigation is needed. If the soil surrounding a tree out to the drip line is dry to a depth of more than 2 inches irrigation is needed.
- While watering some shrubs by hand with a hose-end sprayer or with a hose-end sprinkler may be efficient, such is not the case when watering trees. Trees must be deep-watered to wet the entire root space. Drip or "trickle" irrigation or irrigation using a soaker that saturates

### BENEFIT OF MULCH

- Mulch is an important component of good shrub/tree maintenance. Mulch not only decreases evaporation of water from the soil around plants but it also lowers the soil temperature.
- Soaking only the mulch for several minutes around the base of a tree with hose-end sprinklers or wands, however, is not the proper way to deep water the roots. It is, in fact, a waste of water as most of the water runs off or evaporates from the mulch and never enters the soil.

Keep in mind, while some runoff is unavoidable, if water is running in streams down streets and into storm sewers it is being wasted and will ultimately result in higher expense to homeowners.

We hope the residents of Shadow Lake find these tips to be helpful.

---