

SHADOW TRAILS NEWSLETTER

All the news that's fit to print



Hello Neighbors!

On behalf of the Shadow Trails Homeowners' Association, we want to say hello to everyone and to welcome all of our new neighbors to Shadow Trails.

With the addition of Phase II, as well as the many new homeowners in Phase I, we thought it would be helpful to create a newsletter to familiarize everyone with our beautiful community and what makes it so wonderful. As with any place we live, the most important things to achieve are safety and a commitment of community. In order to ensure we accomplish that, communication is key!

NEW WEBSITE

Going forward, please reference our new website, www.shadowtrailsbrokenarrow.com, as your main source of Shadow Trails news and info. Once you provide our HOA management company, First Commercial Association Services, with your contact info, you will be plugged into their AppFolio system. Through that system, you will be able to receive informational updates going out to all Shadow Trails homeowners, as well as be able to pay your yearly dues and access financial reports. The AppFolio system will give you additional payment options that were not available last year. If you have not provided First Commercial with your contact info to set up an account, you may go to the aforementioned website, click on "Create Your Account Here" at the top of the page and that will take you to the page to set up your account.

The purpose of the Shadow Trails website is for posting general information about the neighborhood, providing important updates regarding Shadow Trails sponsored events, and neighborhood updates regarding such things as maintenance of ponds, the pool, entrances, sidewalks and common areas such as our Reserves. The website will also include external news such as information on power outages, street repairs, and weather related issues. Additionally, there will be reminders posted regarding annual homeowners' dues and helpful information about Shadow Trails' covenants.

While the new website will be the main source of information, as well as where you will go to request key fobs, fill out an architectural request form, etc., the Shadow Trails board of directors are always open to hear positive ideas, and in fact, encourage them. The Shadow Trails HOA email address, shadowtrailshoa@gmail.com will still remain active and any ideas, questions or concerns can still be sent to this email address if you have something you want addressed by a board member.

HELPFUL REMINDERS

Shadow Trails is a great community and it takes all of us to keep it beautiful and a safe place to live. With that in mind, here are a few reminders on some items that have come up in the past that are not addressed in the neighborhood covenants:



Page 2

HELPFUL REMINDERS (Continued)

- Please pick up after your pets, whether that be from someone's yard or one of the neighborhood common areas.
- Basketball goals should not be placed on the street. Please keep our kids safe!
- Keep noise to a minimum. Loud vehicles (mufflers) and barking dogs are discouraged.
- Per Shadow Trails' covenants, trailers or boats in driveways are permitted for a 24 hour period. Parking them in the street for a long period of time, while a City of Broken Arrow issue, is discouraged.

These are just a few of the concerns received by the board of directors in this past year. Many of the complaints received are related to covenant violations. First Commercial is currently addressing all covenant violations. If you have a question on whether or not a specific covenant violation is being addressed, please reach out to First Commercial at shadowtrailshoa@first-commercial.com.

NEIGHBORHOOD EVENTS

There have been questions about HOA events. Once you are signed up in the AppFolio system, you will receive notices about any upcoming HOA sponsored events. Events this year have included a Memorial Day kick-off event at the pool, Block Parties for Phase II residents at the pool and a Halloween trick or treat event, also at the pool. If you have any ideas for a neighborhood event, please reach out to the board at shadowtrailshoa@gmail.com. Also, if you have any interest in helping plan an event, let the board know that, too. Plus, if there are any events the neighborhood has sponsored in the past that you would like to see return in 2025, let the board know. The board appreciates any input you may have and volunteers are always welcome.

HOA DUES – 2025 Dues should be submitted by February 1, 2025

Your Shadow Trails board of directors have been primarily focused on paying for all the expenses that are necessary to operate the neighborhood. It is important that everyone understands their responsibility for paying dues on time so that we have the funds to take care of all our neighborhood needs. Those that don't pay on time affect every one of their neighbors. With First Commercial taking over the HOA receivables, the board will be working closely with them on collecting all outstanding dues. If you are experiencing a hardship and unable to pay your dues on time, or keep up your property appropriately, please don't wait for a past due notice or covenant violation notice, but rather reach out and let someone know of your situation. If you are having a medical hardship and need a helping hand, let the board know. Shadow Trails is a family-oriented community and the board would be happy to assist a neighbor in need.