

The Shadows at Manchac Homeowners Association

FAQs

Our intention is to provide you all the needed information and to provide answers to any questions you may have. If you have any other question not already provided, please contact our Management Services at 225-271-3906 or by email at info@cmgt.org. If you have any suggested changes or questions that should be added to the website, please email the Board at info@theshadowsatmanchac.org. The information provided is answered to our best knowledge and may not always be the most accurate.

What is a Homeowners Association (HOA)?

A Homeowners' Association (HOA) is a legal entity created by a real estate developer for the purpose of developing, managing and selling a community of homes. It is given the authority to enforce the covenants, conditions & restrictions (CCRs) and to manage the common amenities of the development. It allows a developer to end their responsibility over the community, typically by transferring ownership of the association to the homeowners after selling. Generally accepted as a voluntary association of homeowners gathered together to protect their property values and to improve the neighborhood, a large percentage of US neighborhoods where free standing homes exist have an HOA.

Name of the Association?

The full name is The Shadows at Manchac Homeowners Association, Inc.

When will a Homeowners meeting be held?

There is an annual meeting in October each year for members of the association to participate and vote. Notice will be provided by a newsletter distributed through out the neighborhood, by a sign placement at the front of the subdivision, and a notice on this website. The Board will meet at least quarterly, and minutes will be placed on this website on decision discussed and voted on. A special meeting may occur during the year for members of the association to participate and vote. If so, a notice will be provided in advance.

Where are the meetings held?

When a notice is posted that there will be a meeting, you will be provided with information on where it will be held. Locations vary according to what is available to us, in anticipation of how many people will be involved.

Who gets to vote at the meetings?

The Restrictive Covenants and the Bylaws determine the voting status of the members. In summary, Property owners in The Shadows at Manchac have one vote for each lot owned, providing that their dues account is paid current. In cases where more than one person owns a lot, each person is a member of the association, but together, as a whole, they vote 1 vote per lot.

How much are the HOA fees?

Homeowners dues are currently \$270 due annually on February 1st. Dues not paid before March 3rd, will receive a late fee of 12% per annum (Collections Resolution dated December 10, 2015). According to the Covenants (Payment Plan Resolution November 18, 2014), a Payment Plan is optional of \$30 per month. The length of the Payment Plan will be determined by dividing the past due balance by the approved payment amount. A Payment Plan Request Form will need to be completed to make the payment plan request. Contact our Management Services for any questions.

What are the homeowner dues used for?

The Association provides services to the homeowners in the form of maintaining the neighborhood, including streets, park areas, sidewalks, Management Services, mowing the lawns, trimming the dry pond, and much more. The monthly financials are provided and are available for your viewing on the website, which provide additional information. We also create an annual budget, which is also available on the website for your viewing as a member. Board Members and Committee Members are non-paid, volunteer positions.

Can I choose not to be a member of the HOA?

Property located within the boundary lines of The Shadows at Manchac is subject to the restrictive covenants that pass along with the deed to the property. There is specific language in the covenants whereas a property owner may not elect to opt out of the Association and is automatically a member by way of owning property in the Subdivision.

Are the HOA dues tax deductible?

To the best of our knowledge, dues are not tax deductible. You receive services for the dues that you pay.

What option do I have to pay my HOA assessment?

Accounting and payment services are provided by the Management Services, which is currently Community Management Services, Inc., Denham Springs, Louisiana. The Management Services are currently revising their website for payment options. To better assist you, please contact them at 225-271-3906 or by email at info@cmgt.org.

What should I do if I just moved to the neighborhood?

First, welcome to the neighborhood! We enjoy introducing ourselves and meeting you in person. We would also like to provide you our welcome kit, that includes important information you should have available. We also inform you on how to register with our Management Services, HOW fees, add you to our association's social media, and answer any questions you may have. Please email us at info@theshadowsatmanchac.org once you've arrived.