


# Parkway Commons

## Fall 2018 Newsletter



**REMINDER:  
Annual Meeting  
Parkway Commons  
Homes Association, Inc.  
Tuesday, October 23, 2018  
7:00 p.m.  
The Band House  
925 Westgate Lane  
Bossier City, LA 71112.**

[www.parkwaycommonshoa.com](http://www.parkwaycommonshoa.com)



# Cast Your Vote 10/23/2018 for the Following:

Notice of these items were distributed previously 9/12/2018

## Amendments to the Bylaws

These changes are recommended since a property management company is now involved and carrying out many of the duties of the Secretary-Treasurer. Propose to combine the officer positions of Secretary and Treasurer.

**ITEM 1 REQUIRING VOTE**—§ Article VIII – Section 8 (c) – Amend – The Secretary-Treasurer shall record the votes and keep the minutes of all meetings and proceedings of the Board and of the members, review the financials, assisting in development of the annual budget, and presenting financial information to include a statement of income and expenditures to the members of the association at its regular annual meeting.

**ITEM 2 REQUIRING VOTE**—§ Article VIII – Section 8 (d) – Delete **Amendments to the Declaration of Covenants & Restrictions**

These changes are being proposed for the betterment and safety of our community:

**ITEM 3 REQUIRING VOTE** —§ Article VIII – Section 18 – Amend to read as follows: All vehicles parked under carports, garages, and in visitor parking spaces must be considered legal vehicles. All vehicles must have a current registration, license and tag. All vehicles must be operable with no flat tires or other defects that prevent mobilization. No visitor or resident will be allowed to use more than one visitor parking space at any time. Residents or visitors utilizing a visitor parking space for more than one consecutive week shall notify the association to insure the compliance of said vehicle. All vehicles not in compliance with the above stated regulations will receive one written warning from the Property Management Company with a 3-day notice to comply before the vehicle will be towed at the vehicle owner's expense. Any exceptions due to unforeseen or emergency situations may be approved by the Board of Directors, otherwise, the vehicle will be considered non-compliant. Requests for exceptions must be made in writing by either letter or electronic mail to the Property Manager or Board of Directors. Vehicles are prohibited from parking in fire lanes. Vehicles may not extend beyond fire lane marking when parking outside of a garage or behind other vehicles parked in a carport. Vehicles blocking the fire lane will be towed immediately at the owner's expense.

## New One-Time Assessment

This is being proposed for the betterment of all members, improve overall curb appeal, remedy exterior maintenance negligence and promote increased property value.

## ITEM 4 REQUIRING VOTE:

**Special Assessment for Power Washing Effective January 1, 2019 - \$100.00.** Licensed and insured vendor to be procured to provide the service to all units.

## Election of Directors

If you have an interest in serving on the Board of Directors in 2019, please contact a member of the Board or the property management company so that we can add your name to slate of nominees to be voted on at the upcoming annual meeting.

**ITEM 5 REQUIRING VOTE:** In accordance to the bylaws, two new directors will replace two existing directors of the Board of Directors.

\*Note: Members of the association are those recorded as the homeowner of a unit. Each unit is equals one vote. **Only members in good standing have the right to vote.** Members in good standing may vote in person or by proxy. **All proxies shall be in writing** and filed with the association secretary or property management company prior to the opening of the meeting. Proxies can be faxed to 800.406.2665, emailed to [lindseyrealty@gmail.com](mailto:lindseyrealty@gmail.com), mailed to Parkway Commons c/o Lindsey Realty, POBox 777, Shreveport, LA 71162 or hand delivered to Management at 333 Texas St. Suite 1367, Shreveport, LA 71101, by 5pm, **Monday, October 22, 2018.**

**REMIT YOUR HOA DUES BY THE 5TH OF EACH MONTH TO REMAIN IN GOOD STANDING WITH THE ASSOCIATION.**

**MAKE SURE YOU'VE UPDATED YOUR BILL PAY SYSTEMS TO REFLECT OUR NEW ADDRESS SO YOUR DUES ARE NOT DELAYED BY MAIL.**

**PARKWAY COMMONS, PO BOX 777, SHREVEPORT, LA 71162**

**Thank You!**



## KEEP PARKWAY COMMONS BEAUTIFUL & VALUED PROPERTY

Choose to make a difference through leadership. Each year two new directors are added to the HOA Board. Committee members are needed too. If you have an interest in serving in 2019 or beyond, please let us know.

More details available.

Call / Text

318.618.0110 / 318.990.2737



Northwest LA currently has over 7 months supply of homes on the market.

**LAST 6 MONTHS REAL ESTATE ACTIVITY WITHIN 2 MILE RADIUS OF PARKWAY COMMONS Stated Below:**

Source: Northwest Louisiana Association of REALTORS

Status:	Beds	Baths	Sq Ft	Total	List Price	LP/SqFt	Sale Price	SP/SqFt	SP/LP%	ADOM	DOM
<b>Status: Active (6)</b>											
Min	1	1	1,013	\$99,500	\$74.08	-	-	-	-	99	99
Max	3	2	1,591	\$149,900	\$98.22	-	-	-	-	171	171
Avg	3	2	1,458	\$125,700	\$86.79	-	-	-	-	131	131
Median	3	2	1,565	\$122,450	\$86.45	-	-	-	-	124	124
<b>Status: Contingent (1)</b>											
Min	1	1	758	\$94,500	\$124.67	-	-	-	-	28	28
Max	1	1	758	\$94,500	\$124.67	-	-	-	-	28	28
Avg	1	1	758	\$94,500	\$124.67	-	-	-	-	28	28
Median	1	1	758	\$94,500	\$124.67	-	-	-	-	28	28
<b>Status: Pending (3)</b>											
Min	2	1	1,097	\$100,995	\$79.46	-	-	-	-	37	13
Max	2	1	1,271	\$112,500	\$100.18	-	-	-	-	75	52
Avg	2	1	1,172	\$107,798	\$92.55	-	-	-	-	54	30
Median	2	1	1,148	\$109,900	\$98.00	-	-	-	-	50	25
<b>Status: Sold (11)</b>											
Min	1	1	769	\$86,000	\$85.81	\$83,000	\$81.72	93.3%	-	37	8
Max	3	2	1,652	\$149,900	\$111.83	\$147,500	\$107.93	101%	-	221	184
Avg	2	1	1,222	\$115,418	\$95.52	\$111,591	\$92.22	96.6%	-	112	76
Median	2	1	1,181	\$114,900	\$93.86	\$114,900	\$92.36	96.5%	-	83	39
<b>Status: All (21)</b>											
Min	1	1	758	\$86,000	\$74.08	\$83,000	\$81.72	93.3%	-	28	8
Max	3	2	1,652	\$149,900	\$124.67	\$147,500	\$107.93	101%	-	221	184
Avg	2	1	1,260	\$116,271	\$93.99	\$111,591	\$92.22	96.6%	-	105	83
Median	2	1	1,251	\$114,900	\$93.86	\$114,900	\$92.36	96.5%	-	99	77