

Saddleridge Home Owner's Association

DECEMBER 2005

Saddle Bags



NEW LANDSCAPING AT ENTRANCES

Have you ever started a new project and then discovered that it was a lot more complicated than you realized?? Well that happened this year to the South Entrance Landscaping Committee! We were requested by the Board to come up with a landscaping plan to update the attractiveness of our South entrance. This plan was to include landscaping that would not require well water for long term maintenance. Authorization was given to spend some money consulting with and using a professional landscaper in arriving at a final design.

To prepare for our discussions with the landscaper, we reviewed the drawings and records for the South entrance. It was discovered that the Village of Wimberley actually owns the two "island medians" at the entrance. Subsequent meetings with Steve Harrison, Village of Wimberley City Manager, and the City Attorney confirmed this. A Licensing Agreement needs to be prepared and approved to allow us to safely carry out our capital project for landscaping. This is underway.

Next we met with representatives from TxDOT to ascertain what effect the expansion of RR 12 will have on our project. The short answer is "a lot"! Current TxDOT plans (not yet finalized for construction) call for a widening of RR 12 at the South entrance location from 2 to 4 lanes. Drawings were provided showing that this expansion will have a significant effect on the front island at our entrance, making it much smaller.

At this point, as one might expect, moving forward on our major landscaping renovation is on hold, pending finalization of the TxDOT plans for RR 12. However, our new Board will be looking at early start of selected landscape and construction projects in order to spread costs over two or three years. We will keep you informed!

Jim Beall, Property Owner Committee Chair

Ranch Road 12 Widening

There is currently a plan to widen Ranch Road 12 from San Marcos. Some of that project is underway, with the rest to be completed over the next two years. This very important issue will be affecting Saddleridge. We will need to re-landscape and re-sign our entrances. Even more importantly, the plan currently is to narrow the road from four lanes to two very near the Pack Saddle Pass entrance. We all have experienced the dangerous situation when turning into or out of that entrance. Currently nearly 100 families live in Saddleridge with two or more vehicles. In July a group of homeowners met with TxDot and expressed concern over the current plan. Will Conley, Precinct 3 County Commissioner has also been contacted with our concerns. Your Board plans to pursue this issue and will keep you updated on the status of this very important issue.

Vivian McDonald, SRHOA Vice-President

**MERRY CHRISTMAS
AND
HAPPY NEW YEAR!**

NEW BOARD FOR 2005/2006 ELECTED

At the annual business meeting conducted in October, a new slate of officers was elected to the Board by the membership. This slate met and elected the following officers:

President	Cecil Gibson	512-847-0207	president@saddleridge.com
Vice-President	Vivian McDonald	512-847-9346	vicepresident@saddleridge.com
Secretary	Tim Shannon	512-847-3751	secretary@saddleridge.com
Treasurer	Joe Williams	512-847-0390	treasurer@saddleridge.com

Please feel free to contact any Board Member if you have any issues or concerns. The Board now meets the THIRD Monday of every month at 5:00 PM and the first 30 minutes has been set aside as "open" so that interested residents can offer input and comments to the Board. Exceptions are the months of November and December when they will meet on the second Monday at 5:00 PM. See Page 2 for a letter to all landowner's from the new President.

ARCHITECTURAL CONTROL COMMITTEE (ACC) CORNER

HELPFUL HINTS ON OTHER RESTRICTIONS

These are City/County/State restrictions your builder is familiar with. Highlights are provided for homeowner information:

- Driveway/Access Permit required in advance by Hays County (512-268-1260). County may require 18" diameter culverts.
- Water Well Drilling Permit required from Trinity Water District (866-858-9253). Wells must be 50' from property line. You should receive a report from State (512-239-0530).
- Home construction in the ETJ (Section 2) requires a building permit from Hays County (512-393-2150). The County will review location in 100 year flood plain and assign a number to correlate with the Septic Permit.
- Construction in Section 1 requires building permits from the City (512-847-0025). Ordinances for fences, outdoor lighting and signs may apply.

ACC REPORT

Recent Actions include: Approval of two residence homes, one fence and one guesthouse requests. Disapproval of one carport request and one residence request due to lack of necessary information.

GET YOUR PLANS APPROVED FIRST

Please refer to Articles 3 & 4 of the Deed Restrictions.

Why does the ACC need 2 sets of plans ? Ref. Section 4.01, the ACC uses one set for working purposes and one set is filed at the Clubhouse for permanent record. Include name, address, lot and phone number on all plans.

Does a shed require approval ? Yes, Section 3.01 states All structures must be approved in writing by the ACC prior to being erected.

Does fencing for dog kennels need approval ? Yes, Section 3.05 states all fences must be approved. Section 3.11 states Dogs must be kept in area that confines dog(s) to that area.

Do mail boxes need approval ? Yes, Section 3.05 states Walls and fences must be approved prior to construction by the Architectural Control Committee (ACC).

*All Deed Restrictions are on our web site at
www.saddleridge.com*

ARCHITECTURAL CONTROL COMMITTEE:

Chair:	Ricardo Cardenas	847-7363
	Pat Caballero	847-5536
	Ric Rivera	512-392-4161

Board oversight is provided by Cecil Gibson at 512-847-0207

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yellowrose808@yahoo.com

PRESIDENT'S REPORT

As incoming President, I would like to thank the 2004/2005 Board consisting of Robert Wyatt, Vivian McDonald, Nancy Shroyer and Bob Eastlake for their hard work and dedication during their tenure.

Speaking on behalf to your new board, we are committed to our Declaration and Bylaws and look forward to working with all homeowners. The board pledges to continue the high standards of architectural control, financial responsibility and resident safety you have come to know and deserve. We will maintain on-going committee activities and have requested current Chairs and Members to continue their duties and responsibilities for the upcoming year. These are important assignments critical to maintaining Saddleridge property values.

There are several challenges for the new year including safety and landscape issues associated with the widening of RR 12, modifying the Deed Restrictions and Bylaws and improving clubhouse facilities. The progress and decisions of these and other important activities which can potentially impact Property Owners will be posted on the website minutes and discussed in the Saddle Bags Newsletter.

If you do not serve on a committee and would like to become an active participant in guiding the direction of our neighborhood, please contact any Board Member concerning duties, responsibilities and appointment opportunities. You can make a difference in the success or failure of Saddleridge.

Your Board will be available to discuss any idea, recommendation or issue concerning the subdivision. To schedule a meeting please contact any Member. Monthly Board Meetings will normally be held the third Monday at 5:00 PM. Thirty minutes have been set aside at the beginning of each meeting to discuss any Property Owner concern. We encourage you to participate in these meetings and other Association activities as the Board moves forward in making important decisions this year.

Cecil R. Gibson

LET'S TALK MONEY - HOW ARE WE DOING?

It's November 13, 2005 as I write this, and I've been Treasurer of the 2005-2006 Board of Directors now for a little over a week. That means that I'm still getting up to speed on where we are financially, and the budget for 2006 hasn't yet been created, reviewed, and approved. Much of this is a review of where we've come over the past year, and where we're likely to be going over the next year, and may change somewhat as the new board develops the budget over the next few months.

Lot transfers have been up over the past year, with more than 25 lots and homes selling during 2005. As a result, some of the past due assessments have been collected when those lots transferred. We now have a total of 3 remaining lots with liens filed on past due assessments which we continue to work on collecting.

Over the past three years the Saddle ridge Boards have been very conservative with spending, resulting in an ability to move a surplus each year into savings in expectation that the following year the money might be needed. It looks like we may be at a point this year where some of that surplus may be needed. High fuel prices have impacted some of our expenses over the past year. PEC electric utility costs at the south entrance and at the clubhouse have increased about 50% over the past year. Lawn mowing costs for the south and west entrances and the clubhouse have also increased about 50% over the past year. Most other costs have remained somewhat steady.

Looking forward over the next year there are a few costs that we know will increase. While the board will continue to investigate mowing contractors for cost vs. quality, we know that we need to find someone to trim, weed, and fertilize the south entrance on a regular basis. Also, over the next few years we need to re-landscape the south entrance and replace many of the plants and grass with more low water tolerant xeriscape plantings and reduce our dependency on water. The board will continue the work of the past few boards to work on getting a landscape plan done and start the landscaping work over the next year.

Clubhouse cleaning in the past has been infrequently hired out and supplemented with resident volunteers. Over the past few months we've finally had to accept that it's very difficult to keep the clubhouse as clean as necessary without hiring out more of the work, resulting in increased costs for keeping the clubhouse clean. Also, difficulty in finding Saddle ridge property owner volunteers for the board has prompted considerable discussion about the possible need to hire out some of the board functions. While it doesn't appear that it will be necessary this year, we may be faced with spending money next year to pay for work that has been done by volunteers in the past.

While we continue to be in very good financial condition (revenue and savings vs. expenses), it's possible that the next few years may see some of our savings being spent on some of the above expenses. If you'd like to have input to the 2006 budget, or have any questions of the board relating to our finances (or anything else), please come to the December meeting, which is tentatively set for Monday, December 12th, at 5:00pm. Check the website (www.saddleridge.com) or call a board member before coming in advance since the date could be moved due to the holidays.

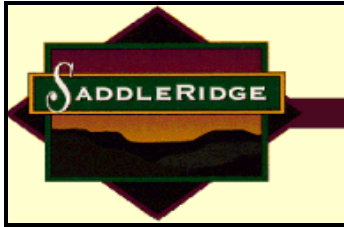
Joe Williams, SRHOA Treasurer

WHAT DOES NEIGHBORHOOD WATCH MEAN FOR YOU?

1. Neighborhood vigilance by you and your neighbors, together with your local sheriff department, creating a greater sense of security, well-being and lessening the fear of crime by "LOOKING OUT FOR EACH OTHER'.
2. Reducing the risk of "being a crime victim".
3. Getting to knowing your neighbors is an important feature and benefit of this program.
4. Greater access to criminal activity information from our local Sheriff's Dept. through email from your Neighborhood Watch Captains. (see www.saddleridge.com for complete listing of captains)
5. Posting Neighborhood Watch Signs and decals in your windows tells a criminal that "You are being watched".

It only works if **EVERYONE** participates and becomes involved. The Hays County Sheriff's Dept is very active in our program and needs our help in making it work.

Judy & Bo Garrett, Neighborhood Watch Coordinators

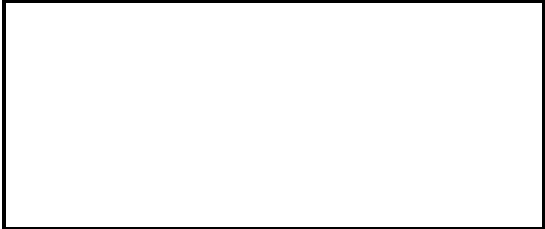


Saddleridge Homeowner's Assoc.
P. O. Box 924
Wimberley, Texas 78676

We're on the Web !!!
www.saddleridge.com



No Kidding....
Drive Safely!!!



**2005/2006 Saddleridge
Board of Directors**

Cecil Gibson, President
512-847-0207
president@saddleridge.com

Vivian McDonald, Vice-Pres.
512-847-9346
vicepresident@saddleridge.com

Tim Shannon, Secretary
512-847-3751
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Joe Williams, Treasurer
512-847-0390
treasurer@saddleridge.com

Published and Edited by
Your **Residential &
Clubhouse Committee:**

Lee Gibson, Chair

Have an article to share?
Please contact me at
512-847-0207 or
leegibson@austin.rr.com

**CLUBHOUSE
SCHEDULING**

The Clubhouse is **YOURS** to use. The fee is being increased effective January 1, 2006 to \$15.00 a day to cover increased utilities and insurance costs. A \$125 deposit is required and will be returned if you leave the clubhouse in a satisfactory condition.

Call Lee Gibson at 512-847-0207 or e-mail leegibson@austin.rr.com to make reservations in advance.



Have a **SAFE** Holiday

**GET INVOLVED!
IT'S YOUR NEIGHBORHOOD**

**THANKS TO OUR
SRHOA COMMITTEE CHAIRPERSONS!**

Would you like to make our neighborhood a better place to live? Do you have some creative ideas to share? Do you have computer skills? Well, it's time to get involved!

If you have an interest in any of the following areas, please call that chairperson.....they NEED you!

<u>Committee</u>	<u>Chairperson</u>	<u>Phone</u>
Architectural	Ricardo Cardenas	847-7363
Clubhouse	Lee Gibson	847-0207
& Residential		
Maintenance	Larry Crosby	847-8934
Neighborhood Watch	Judy & Bo Garrett	847-9112
Website	Joe Williams	847-0390
Nomination	Francis Savage	847-0955
Property Owner's	Jim Beall	847-3708

