



Saddleridge Home Owner's Association

Issue 3  
April, 2002

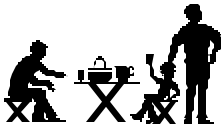
# Saddle Bags



## ANNUAL MEETING DATE SET !!

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### IT'S SATURDAY - APRIL 13TH

**It's time for our Annual Clean-up day followed by a great picnic and an informal business meeting with our Board of Directors.**

Let's all meet at the Clubhouse at 10:00 AM for street assignments and get the clean-up out of the way. The HOA will furnish all of the food and the Neighborhood Watch Block Captains will furnish the desserts. It was **GREAT** last year! This is a great opportunity to meet your neighbors, old and new. The Board will review the status of the HOA and the Residents can ask questions and get answers. The Resident Committee List will

be posted and volunteers will certainly be recruited (and appreciated)!

Come and get involved. The HOA is only as good as the **RESIDENTS** make it! We have the **BEST** people and the **BEST** subdivision so we should have the **BEST HOA!**

#### COME JOIN THE FUN!

**10:00 AM - Clean-up Streets**

**11:30 AM - Business Issues**

**Noon - Lunch**

### Board Resignation

Jerry Moss, Secretary on the Board of Directors, has resigned. If you are interested in filling this position, please contact a Board Member (listed on the back page) for more information.

### SPECIAL POINTS OF INTEREST

- Annual Meeting Set
- President's News
- Board Resignation
- Money Talk!
- New Telephone Numbers for Speeders and loose animals
- Architectural Committee Reminders
- Saddleridge Hosts County NW Watch Meeting for Sheriff's Department
- Do you know who your Block captain is?
- Get New Neighbors Involved!



## FROM THE PRESIDENT'S DESK

This Board year for the Saddleridge HOA is progressing well. From the sidelines, Donna Marczynski and Lee Gibson are always doing those extra things that are so helpful. Pat Caballero does anything asked of him and more with first class results. Cecil Gibson and his committee members, Wink Dickey and Steve Mathies, continue to go the extra mile for our subdivision. Diane and Francis Savage are so involved and helpful from the clubhouse on down; Claude Fisher for his help in replacing the new roof on the clubhouse; the other board members, Lynn Bass, Lou Marczynski and Jerry Moss for their support; and last but not least, our wives for their support and putting up with us. Without all of you, we would not have the same results. Hope that I have not left someone out. We need homeowner's to help on the various Resident Committees and the invitation is open. The Board appreciates your help in order to have a place in which to live in peace and harmony.

Dean LaFever

## ARCHITECTURAL CONTROL COMMITTEE (ACC) CORNER

### HELPFUL HINTS ON OTHER RESTRICTIONS

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

- Driveway/Access Permit required in advance by Hays County (512-268-1260). Also subject to ACC approval. County may require 18" diameter culverts; Low Boy pipes are available.
- Water Well Drilling Permit required in advance from Hays Trinity Water Conservation District (866-858-9253). Wells must be 50' from property line. Testing kits available from ACC for submittal to Edwards Data Ctr (512-245-2329). You should receive a WELL REPORT from State (512-239-0530).
- Home construction requires a building permit from Hays County Environmental Health (512-393-2150). The County will review location in 100 year flood plain and assign a number to correlate with the Septic Permit.

#### Other useful information:

- PEC electrical membership (512-262-2161). Outdoor mercury vapor (MV-1) lights no longer carried. Must select high press sodium (HP-1 @ 118 watts or HP-2 @ 220 watts).
- Phone service: Verizon or Centex. May require 6 weeks.

### GET PLANS APPROVED FIRST!

Refer to Articles III & IV of the Restrictions concerning requirements for construction and/or alterations of homes, buildings, fences and etc.

#### Common questions are:

1. **Does fencing for dog kennels need approval?** Yes, Section 3.05 states all fences must be approved. Section 3.11 specifies kennel, run, area shall not be located on a property line. ACC recommends construction within the property setback lines.
2. **Why does the ACC need 2 sets of plans/specs?** 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, phone, address & lot number.
3. **Does a water well house require approval?** Yes, Section 3.03 states no building of any kind shall be located outside the property setback lines. The ACC recommends same general construction as the main dwelling.

If you have any questions, contact a member of this committee:

Cecil Gibson, Chairman 512-847-0207 crgibson@wimberley-tx.com  
 Steve Mathis 512-847-5809  
 Wink Dickey 512-847-0821 winkodee@earthlink.net

Board oversight is provided by Dean LaFever at 512-847-6748

## MONEY TALK

**Lets talk money.** Your Saddleridge Board approved the 2002 Operating Budget at \$20,945. This was a 12% increase or \$2,492 over the 2001 Budget. Before you make your phone call to our beloved President, you might want to know that the new budget includes \$5,000 for a new Clubhouse roof. It's sounding better already!

As of March 1st, the Board has approved expenditures of \$7,127. We have been busy little beavers. The majority of money or approximately \$4,500 was spent on making **IMPROVEMENTS.**

If you haven't been by the Clubhouse recently, we have installed a **new metal roof** and it looks great. We also purchased **more tables and chairs** and a **new microwave** for the Clubhouse. Also, with thanks to Pat Caballero, we have **new lights installed at the front entrance.**

Some additional improvements planned or proposed for the Clubhouse include better lighting inside and out and some curtains to spruce up the place.

We have been very successful collecting the 2002 Homeowner's Association dues. As of March 1st, we are only lacking 40 property owners out of over 200 and the year is young!

Submitted by Lou Marczynski  
SRHOA Treasurer

## VICE-PRESIDENT'S THANKS

First of all, I want to thank all of the Saddleridge homeowners for the support and encouragement they have provided. It has been a very rewarding in informative opportunity to be Vice-President.

I believe that your Board has accomplished much in the last few years for the betterment of our community. I look forward to completing my tenure and serving the Saddleridge HOA in every way possible.

So as not to appear as liner notes from a musical production; a big thank-you to all that have gone above and beyond the call of duty for the neighborhood! I encourage every homeowner to become involved with the upcoming opportunities that will be announced in the near future.

Thank you and God Bless,  
Lynn Bass

### **CLUBHOUSE RESERVATION INFORMATION**

If you want to make reservations to use the clubhouse, please call Hanna or Lynn Bass at 512-847-8116 to determine availability.

A \$125.00 deposit is required, which will be returned to you if the clubhouse is left clean. There is a \$15.00 fee per day to cover the cost of utilities and supplies, which is not refundable. Take advantage of this great facility!!

**WHAT IS THAT NEW ACTIVITY ON MISSION TRAIL?**

On April 17, 2001, Hays County approved a request from the new owner of the old McCoy Ranch to relocate CR 213 to the west side of his property. The new road (already under construction) connects CR 174 at Little Arkansas on the north near Flight Acres and Freeman Ranch Road on the south near RR 12. The old San Marcos/Wimberley Road portion of CR 213 will be abandoned. The new road borders Saddleridge 2 just north of Mission Trail and turns east before reaching Canyon Gap Road. It is planned to be a 20 foot wide continuously paved road (10 feet each direction) with 10 foot outside lanes on both sides. A 75 foot Right-Of-Way will be dedicated to the County. The owner stated he intends on preserving the natural beauty of the property and use it as a ranch or wildlife preserve. He has no intention of developing the property.

Cecil Gibson, ACC Chairman

**SADDLERIDGE HOSTS NEIGHBORHOOD WATCH PROGRAM**

The Saddleridge Neighborhood Committee, represented by Donna Marczynski and Lee Gibson, hosted the first Hays County Sheriff's Department Crime Prevention Team's Neighborhood Watch Training Seminar on February 16, 2001 at the Clubhouse. It was a great success! Over 40 Neighborhood Watch Coordinators attended representing various subdivisions in Hays County.

Deputy Yolanda Montemayor and Sgt. Allan Bridges furnished great information and ideas to implement and/or improve local Neighborhood Watch Programs. E-mail lists were developed of all attendees and the Sheriff's Dept. will send out important messages much more quickly for dissemination to residents in these subdivisions.

Saddleridge needs 2 more Block Captains for Blocks #4 and #11. Please call Donna Marczynski if you can help us out at 847-6849.

**Top Ten Ways to be a Good Community**

10. **Keep your acreage picked up**
9. **Get to know your neighbors**
8. **Join your neighbors on one of the subdivision committees**
7. **Keep your pet from running loose!**
6. **Stop for ALL Stop Signs**
5. **Don't Speed!**
4. **Let your neighbors know if you going to be gone for an extended time**
3. **Be Friendly**
2. **Remember, this is YOUR community!!**
1. **Let's make it the BEST community**

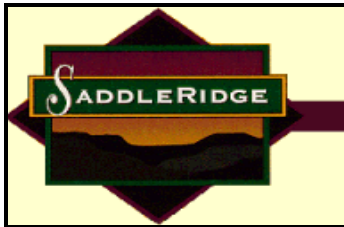
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**WHO IS YOUR BLOCK CAPTAIN??**

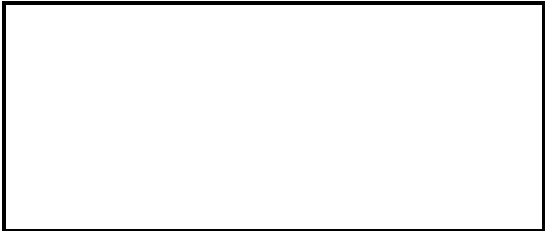
<b>Block 1:</b>	<b>Lee &amp; Cecil Gibson</b> **	Saddleridge Dr. from south entrance to 401 Saddleridge Dr. including Meadow View & Frontier Trail
<b>Block 2:</b>	<b>Pat &amp; Olga Caballero</b>	All of Pack Saddle Pass
<b>Block 3:</b>	<b>Rick &amp; Bernadette Cardenas</b>	Saddleridge Dr. from Frontier Trail to 611 Saddleridge
	847-7363 (Doing #4 Temporarily)	
<b>Block 4:</b>	<b>OPEN</b>	635 Saddleridge to 722 Saddleridge Dr.
<b>Block 5:</b>	<b>Helen &amp; Wayne Underwood</b>	From 746 Saddleridge Dr. to the Mission Trail intersection
<b>Block 6:</b>	<b>Tracy &amp; George Peterson</b>	From 710 Mission Trail to intersection with Saddleridge Drive
<b>Block 7:</b>	<b>Jan &amp; Al Erlandson</b>	Mission Trail from Saddleridge Dr. intersection to Arrowhead Pass
	847-6744 (Doing #11 Temporarily)	
<b>Block 8:</b>	<b>Diane &amp; Francis Savage</b>	All of Arrowhead Pass
	847-0955	
<b>Block 9:</b>	<b>Donna &amp; Lou Marczynski</b> *	Canyon Gap Road from Arrowhead Pass to intersection of Saddleridge Drive.
	847- 6849	
<b>Block 10:</b>	<b>Lisa &amp; Claude Fisher</b>	Canyon Gap Road from Arrowhead Pass to dead end
	842-1134	
<b>Block 11:</b>	<b>OPEN</b>	Mission Trail from Arrowhead Pass to Canyon Gap Road

\* = Sheriff Dept. Liaison      \*\* = Alternate



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

We're on the Web !!!  
[www.saddleridge.com](http://www.saddleridge.com)



Published and Edited by  
 Your **Residential**  
Neighborhood Committee:

Donna Marczynski, Comm. Chair  
 Lee Gibson, Newsletter Editor  
 Tracy Zachgo  
 Diane Savage  
 Francis Savage  
 Jan Erlandson  
 Helen Underwood

**Welcome Your  
 New Neighbors!**

**See a Loose  
 Animal???**

**PLEASE  
 SLOW DOWN!!**

**2002 Saddleridge  
 Board of Directors**

**Dean LaFever, President**  
 512-847-6748  
 ldlafever@aol.com

**Lynn Bass, Vice-Pres.**  
 512-847-8116  
 theanswer@amexol.net

**Secretary  
 OPEN**

**Lou Marczynski  
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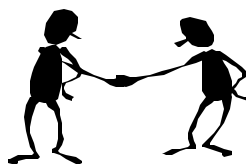
**For Clubhouse Reservations,**  
 call  
**Hanna or Lynn Bass**  
 at  
**512-847-8116**

We are getting new residents everyday! If you have new neighbors, please go meet them and bring them to our April clean-up, meeting and picnic. It is a great opportunity for all of us to get to know new folks as well as visit with the "old" folks!

Become an active part of your community and Saddleridge activities. We have several Resident Committees and need help from everyone.

**We need your help too!**  
**Join a Resident Committee today. Call any Board Member for details.**

**Your HOA needs YOU!**



There is a leash law in Hays County. This is not just a Saddleridge restriction, it is the **LAW!**

If you see any loose animal, call  
**512-393-7837**  
**Immediately**

A Sheriff's Department Unit will be sent out to investigate. Please do not call a Board Member, that just delays action being taken. Time is valuable in catching the stray animals.

**THE SPEED LIMIT IS 30 MPH**

We need to get serious about the speeding occurring in Saddleridge. Someone is going to get hurt! A lot of the speeder's are residents and a quite a few are not. We cannot control the non-residents, but let's all focus on driving safely within the posted speed limits and protect our neighbors and children.

**If you see a speeder, call  
 512-393-7747**  
**This is a direct line to  
 the Sheriff's Dept.**

**THE SPEED LIMIT APPLIES  
 TO ALL MOVING VEHICLES,  
 INCLUDING MOTORCYCLES  
 AND 3 WHEELERS!**

