

Saddleridge Home Owner's Association

Issue 4
December, 2002

Saddle Bags



PEC UPGRADES POWER LINES!

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SPECIAL POINTS OF INTEREST

- **PEC 55' Power Lines**
- **New Board Elected**
- **President's News**
- **Money Talk!**
- **Clubhouse Spruced up!**
- **Telephone Numbers for Speeders and loose animals**
- **Architectural Committee Reminders**
- **Do you know who your Block captain is?**
- **Zoning Status for Section 1 and definition of terms.**
- **Resident Wins Top Award**



The Pedernales Electric Cooperative (PEC) recently installed new 55-foot high electric power lines through Saddleridge, Section 1, along their right-of-way which runs parallel to Pack Saddle Pass and Frontier Trail. This was done to meet future requirements of the Wimberley Valley. As a result of this installation, the surrounding foliage was damaged and the visual quality of the subdivision reduced.

Conversations with PEC representatives have indicated that the appropriate landscaping will be completed to standards of the surrounding area; however, no improvements have been made to date.

The Board will follow-up with PEC to ensure this damage is repaired as soon as possible to ensure they meet their commitment.



NEW BOARD 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	Francis Savage	512-847-0955	dfsav@wimberley-tx.com
Vice-President	Bob Wilson	512-970-8380	refwilson@wimberley-tx.com
Treasurer	Jim Beall	512-847-3708	beracat@earthlink.net
Secretary	Linda Rivera	512-392-4161	yellowrose808@yahoo.com

Please feel free to contact any Board Member if you have any issues or concerns. The Board meets the third Tuesday of every month at 6:30 PM and the first 30 minutes has been set aside as "open" so that interested residents can offer input and comments to the Board. 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.**

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)

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.

Some Restrictions are:

1. **Section 3.05:** Fences and Mail Boxes must be approved by the ACC. Any fence must be constructed using new materials and completed in a professional manner.
2. **Section 3.07:** The discharge of firearms is prohibited. The Association shall determine what constitutes a nuisance or annoyance.
3. **Section 3.11:** No animals, livestock or poultry shall be kept on any tract except 1 horse, 1 cow, 1 goat or any combination per acre provided it does not become a nuisance to other owners.
4. **Section 3.08:** Trash or refuse shall not be dumped where a nuisance to any residence of the Subdivision may be created.

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

Wink Dickey, Chairman 512- 847-0821 winkodee@earthlink.net
 Tony Robinson 512-847-9131

Board oversight is provided by Bob Wilson at 512-847-1441

MONEY TALK

Lets talk money. Your Saddleridge Board approved the 2002 Operating Budget at \$20,945. I am pleased to report that we now expect revenues for the 2002 budget to come in at \$21,500. This is due in large part to timely dues payments by over 95% of our Saddleridge property owners!

THANK YOU!!!

I am also pleased to report that expenses for 2002 are projected to total no more than revenues. About 70% of these expenses are those of an ongoing nature - lawn maintenance, clubhouse and entrance maintenance, insurance, taxes, electricity, costs of mailing & meetings, water and septic, website expenses and improvement category. 2002 was a big year in this respect - a new clubhouse roof, painting of the clubhouse, new drapes and lighting for the clubhouse and new lighting for the main entrance. Even with all this activity, expenses were held to no more than revenues. The SRHOA will be discussing the 2003 budget at the December Board Meeting and any input would be welcomed!

Annual Statements were mailed out on December 1, 2002 for 2003 dues. Please remit by January 31, 2003 to avoid assessment of penalties. Be sure to let me know if you have a new address or phone number as well as let us know your e-mail address. We are trying to cut mailing expenses by using e-mails to communicate with you when we can.

Submitted by Jim Beall
 SRHOA Treasurer

NEW PRESIDENT SPEAKS

As incoming President, I want to take this opportunity to thank all the members of the prior board for their relentless efforts to make our community an outstanding place to live. Dean Lafever, Lynn Bass, Lou Marczynski and Barbara Vansant worked many hours to ensure that we could continue to enjoy the quality of living that we have come to expect in our Saddleridge neighborhood.

You new board is dedicated to the same objectives. We want to work with all of you to keep our subdivision at the highest standards. We are committed to our covenants and by-laws, thereby ensuring that all owners are treated equally with fairness and respect. Our Architectural Committee, chaired by Wink Dickey, functions to preserve the integrity and value of our beautiful properties.

We are forming committees that will help with various activities throughout the year. We would hope that you will be willing to serve on one of these or future committees that may be formed. Participation in subdivision activities supports our resolve to keep Saddleridge a great place to live.

Our Board Meetings are designated on Page 1. Please attend any or all these meetings and bring your ideas or suggestions. We are your elected board and our goal is to serve all of the Saddleridge property owners.

Thank you,
 Francis Savage, President

AROUND WIMBERLEY CITY HALL... ZONING APPROVED FOR SECTION 1

On September 5, 2002, The Village of Wimberley approved zoning of Saddleridge Section 1 as RA (Rural Acreage) and R-1 (Rural Residential). Section 1 is in Planning Area "A", which is defined on the Land Use Map as "primary location for larger lot residential development". RA includes single-family dwellings on lots 5 acres and larger and R-1 includes single-family dwellings on lots of not less than 2 acres. As a result of Subdivision blanket zoning, individual zoning requests are no longer required and Village Residential Applications are in effect for Section 1.

A major activity of the Village is to develop a Comprehensive Plan to replace the current Interim Plan. Comprehensive Plans generally include provisions on land use, transportation and public facilities and are used as a guide in establishing development regulations. The Comprehensive Plan applies to the Village of Wimberley and the ETJ (Extra Territorial Jurisdiction) where the Village has the authority to adopt ordinances that impact the ETJ. SaddleRidge Section 2 is within the Village ETJ. Dates for Public Reviews of the (1) Plan Narrative and (2) Planning Area Map were set at the City Council Meeting on November 7, 2002 for December 10th and 11th, 2002 at the Danfort Junior High School. Draft copies of the Comprehensive Plan are available for purchase at City Hall or may be viewed on the Village Internet Home Page.

COMMERCIAL PROPERTIES ADJACENT TO SADDLERIDGE: On August 26, 2002 the owner of 2 properties at the SW boundary of Saddleridge requested C-3 (Commercial-High Impact) zoning and the owner of 3 lots at the NW boundary requested C-2 (Commercial-Moderate Impact) zoning. Both adjoin the west side of Saddleridge along RR12. Several Subdivision residents spoke in opposition to the NW Application at the City Council Meeting on September 5, 2002 and the SW Application at the Planning and Zoning Meeting on September 9, 2002. Concerns included increased noise, traffic, crime and light pollution created by commercial development. Both Applications are being held in continuance for further review.

Submitted by Cecil R. Gibson
Village of Wimberley - Planning & Zoning Commissioner & Saddleridge Resident

WHO IS YOUR BLOCK CAPTAIN??

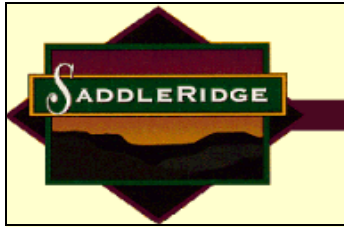
WHAT CAN YOU DO?

- | | | |
|------------------|----------------------------|---|
| Block 1: | Lee & Cecil Gibson ** | Saddleridge Dr. from south entrance to 401 Saddle-
847-0207 Ridge Dr. including Meadow View Dr. |
| Block 2: | Pat & Olga Caballero | All of Pack Saddle Pass
847-5536 |
| Block 3 | Rick & Bernadette Cardenas | Saddleridge Dr. from Frontier Trail to 647 Saddleridge
847-7363 |
| Block 4: | Greg & Karen Stewart | 661 Saddleridge to 722 Saddleridge Dr.
847-8519 |
| Block 5: | Helen & Wayne Underwood | From 746 Saddleridge Dr. to 834 Saddleridge Dr.
842-1419 |
| Block 6: | Tracy & George Peterson | From 710 Mission Trail to intersection with Saddleridge
Dr. 847-3625 |
| Block 7: | Jan & Al Erlandson | From 834 Saddleridge Dr. intersection of Mission Trail,
847-6744 south on Mission Trail to 310 Mission Trail |
| Block 8: | Diane & Francis Savage | All of Arrowhead Pass
847-0955 |
| Block 9: | Donna & Lou Marczynski * | Canyon Gap Road from Saddleridge Dr. to Arrowhead
Pass
847- 6849 |
| Block 10 | Lisa & Claude Fisher | Canyon Gap Road from Arrowhead Pass to dead end
842-1134 |
| Block 11: | Wink & Denell Dickey | Mission Trail from Arrowhead Pass to Canyon Gap Road
847-0821 |
| Block 12: | Linda Rivera | All of Frontier Trail
392-4161 |

Top Ten List

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**

* = Sheriff Dept. Liaison ** = Alternate



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

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

MERRY CHRISTMAS!!!



Have a SAFE Holiday



**2003 Saddleridge
Board of Directors**

Francis Savage, President
512-847-0955
Dfsav@wimberley-tx.com

Bob Wilson, Vice-Pres.
512-970-8380
Rfwilson@wimberley-tx.com

Linda Rivera, Secretary
512-392-4161
Yellowrose808@yahoo.com

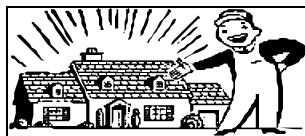
Jim Beall, Treasurer
512-847-3708
beracat@earthlink.net

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

Lee Gibson, Editor
Donna Marczynski, NW Chair
Cecil Gibson - City Chair
Susan Baker - Clubhouse Chair
Wink Dickey - Arch Comm Chair
Board of Directors

**Check Out Our
Clubhouse!**

BIG Thank You to Sue Baker for making the beautiful lined drapes with matching pillows for the sofa in the clubhouse. Her husband, Frank, hung the rods and they got them up before the annual meeting. It's neighbors like this that make this such a **GREAT** place to live.



The Clubhouse is **YOURS** to use. The fee is \$10.00 a day to cover utilities and A/C. A \$125 deposit is required and will be returned if you leave the clubhouse in a satisfactory condition. **Call Susan or Mike Baker at 512-847-3522 to make reservations in advance.**

**Resident Wins
Top Award**



At the annual Wimberley Chamber of Commerce Award Banquet held on December 4th, the **2002 Volunteer of the Year Award** was presented to Cecil Gibson, a Saddleridge Resident and past Chairman of the Architectural Committee.

Gibson was cited as "giving more to the Chamber than any other member and he also contributes to his church, the Lion's Club, his homeowner's association & city government. He continues to contribute despite ongoing rehabilitation due to a severe leg & knee fracture in 2001 while helping with Creekside Christmas." **Congratulations Cecil!**

**PLEASE
SLOW DOWN!!**

**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 the children.

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

