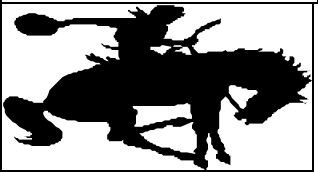


Saddleridge Home Owner's Association

Issue 6
December, 2003

Saddle Bags



ZONING BATTLE CONTINUES!

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SPECIAL POINTS OF INTEREST

- **Zoning Status of SBP (Saddleridge Business Park)**
- **New 2004 Board Elected**
- **President's Report**
- **Money Talk!**
- **YOUR Clubhouse**
- **Architectural Committee Reminders**
- **Have you checked out our updated website?**
- **Join a Residential Committee and get involved!**



When Saddleridge was developed in 1996 and 1997, the original developer had plans for a business park at the junction of RR12 and RR32. Over the past 12 months this planning has started to gain more momentum. Since this parcel of 13.6 acres is now in the city of Wimberley and in Planning Area A, any commercial development must be reviewed and approved by the city's Planning and Zoning Commission (P&Z) through a WPDD (Wimberley Planned Development District) application.

Jim Beall has been leading an effort since late 2002, with the support of a number of Saddleridge residents, to ensure that any development of the Saddleridge Business Park will be consistent with our community and not adversely affect our property values. Jim and his committee have attended many of the P&Z meetings since last year to voice Saddleridge concerns, and have met with the developer numerous times. We have had input to the drafting of the WPDD application, and continue to discuss concerns and options as this process moves forward to completion.

The majority of the issues being discussed involve noise and visual buffering between the business park and Saddleridge residential, minimization of any high intensity commercial development, and adequate control of the architectural design of the buildings in the proposed business park. We have been encouraged by the developer's (and P&Z's) willingness to listen to our concerns and to consider our input. While we have not yet reached final agreement on the issues, we have made considerable progress in making our concerns known and we believe we have had a positive impact on the final development plans. The WPDD application should be nearing completion over the next month or two, at which point the developer will present it to Wimberley P&Z for their recommendation and then to the City Council for their approval.

Saddleridge resident involvement over the past year with P&Z and the developer has helped ensure that we've had a voice in this important effort. Only through continued involvement of Saddleridge residents will we be able to minimize the impact of surrounding development and protect our future property values. We will keep you informed as to any upcoming meetings of the P&Z or City Council where Saddleridge attendance is needed. If you are not on the Concerned Property Owners e-mail list and would like to be, or would like more information, please get in touch with Jim Beall at 847-3708, or email at beracat@earthlink.net.

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	Cecil Gibson	512-847-0207	president@saddleridge.com
Vice-President	Corwin Vansant	512-847-2624	vicepresident@saddleridge.com
Treasurer	Joe Williams	512-847-03901	treasurer@saddleridge.com
Secretary	Lillie Rowden	512-847-5911	secretary@saddleridge.com

Please feel free to contact any Board Member if you have any issues or concerns. The Board now meets the second Wednesday 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)

REAL ESTATE SIGNS

The County and City have agreed to mow the SaddleRidge street right-of-ways. This not only improves safety within the subdivision for residents who live here, but also maintains an excellent curb appearance for those desiring to sell property. The mowers, however, are experiencing problems with real estate and other similar signs being placed so close to the street within the twenty (20) foot right-of-way and at intersections they have become a hindrance to the operation. They either have to mow around or remove signs that are located closer than fifteen (15) feet from the street. In addition, some signs appear outdated, in bad condition and no longer applicable. There has been at least one accident involving an improper real estate sign. If you are aware of such a situation, please notify a member of the Architectural Control Committee.

All Deed Restrictions are on our Web Site www.saddleridge.com at Documents, Saddleridge Covenants / Deed Restrictions. Questions concerning Section 3.01 through Section 3.14 should be directed to a member of the Architectural Control Committee.

ARCHITECTURAL CONTROL COMMITTEE:

Chair:	Bob Wilson	842-1441
	Mike Wilson	847-6672
	Ric Rivera	512-392-4161

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

rfwilson@wimberley-tx.com
serenity@wimberley-tx.com
yellowrose808@yahoo.com

PRESIDENT'S REPORT

Dear SaddleRidge Property Owners,

As incoming President, I would like to thank members of the previous Board for their many contributions toward making SaddleRidge an outstanding neighborhood. Francis Savage, Jim Beall, Robert Wilson and Linda Rivera devoted many hours to improve our community. Through their hard work and unselfish dedication, Property Owners enjoy a "Texas Hill Country" quality of life.

Speaking on behalf of your new Board, we are dedicated to the same objectives and goals as previous Boards. We will work with you to continue the high standards of architectural control, financial responsibility and resident safety you have come to know and deserve. We are committed to upholding our Covenants and By-Laws and pledge to treat all Property Owners with respect and fairness.

In pursuit of these goals, we plan to continue on-going Committee activities and have requested that current Chairpersons and Members assume these important responsibilities for the upcoming year. All of the positions have not been filled. If you do not serve on a SaddleRidge Committee and would like to become an active participant in guiding the direction of your neighborhood, please contact any Board Member concerning duties, responsibilities and appointment possibilities.

Minutes of all Board Meetings will be posted on the SaddleRidge web site. This will insure that every Property Owner is aware of neighborhood issues, Association activities and Board proposals and decisions. Your Board will be available to discuss any concern; to schedule a meeting please contact a Board Member. In addition, the Board will set aside 30 minutes at the beginning of each regular Meeting to hear Property Owner questions, comments and suggestions.

I am looking forward to serving you,

Cecil R. Gibson

LET'S TALK MONEY - HOW ARE WE DOING?

The SaddleRidge operating budget for 2003 was approved by the Board at \$20,550. Income and expenses this year so far (it's mid-November as of this writing) are very close to budget, and it appears that we will end the year on target. Since our revenue comes almost entirely from homeowner dues, timely payment of dues is critical to our ability to cover the expenses. I'm pleased to say that timely dues payments were actually better in 2003 than 2002. Thank you SaddleRidge residents!

Over 70% of the expenses for 2003 continue to be on-going expenses and much the same as 2002 – lawn maintenance for the clubhouse and entrances, insurance, taxes, electricity, costs of mailing & meetings, and water and septic. We were hit with an unexpected 50% increase this year in liability insurance, and property taxes increased about 15%. We have been able to decrease the website expenses, however, by about \$600 per year, and the leased water softener at the clubhouse has been replaced with a purchased water softener which is expected to lower those costs. SaddleRidge resident volunteers continue to allow us to minimize expenses in a number of areas.

The SaddleRidge Board will be discussing the 2004 budget at the December Board Meeting (December 17th @ 6:30pm) and your input is welcomed and appreciated. Annual Statements will be mailed on December 1, 2003 for 2004 dues. These are due on January 1 and become late after January 31st. Late dues incur penalties from January 1, so please remit early. Also, if your address, phone number, or email changes, please let us know. We continue to try to use emails for communications wherever possible to reduce mailing costs.

Joe Williams, SRHOA Treasurer

Updated Website at www.saddleridge.com is a MUST SEE!

In early July of this year Lynn and I assumed the SaddleRidge webmaster responsibility from Kent Black (lot 112). Kent built the website in late 1998 and maintained it until July of this year. (Thank you Kent!)

We made a few changes to the website in July, and we've been maintaining it since. We've tried to make sure that information of interest to SaddleRidge property owners is added quickly, and that the website is current and of value. Some of the information that can be found on the website includes:

?????Minutes of all Board of Directors meetings since October 1998 (or at least all we had available).

?????Documents of interest to property owners such as the Restrictive Covenants.

?????Major clubhouse events (many of the events are scheduled and maintained by Susan Baker and are not on the website).

?????"Breaking News" – important last minute information of interest to SaddleRidge property owners can be found on the homepage.

?????Board of Directors and Architectural committee members and contact information.

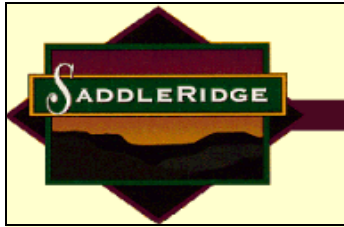
?????Neighborhood Watch Information, including the coordinators and all the block captains for SaddleRidge and their contact information.

We recently found an exceptional offer (3 years free web hosting) from a large European web hosting company who is just entering the U.S. market. About three weeks ago we moved the SaddleRidge website from Earthlink hosting to www.1and1.com, at no charge for the next three years. We've also been able to reduce the domain name registration from \$25.00/year to \$8.75/year. The result has been a significant reduction in website costs to SaddleRidge residents and no reduction in functionality or service.

We would encourage you to use the website. If you have ideas that you would like to see on the website, or comments on the website, please send us an email at webmaster@saddleridge.com. We would enjoy hearing your comments.

Joe Williams
Lynn Williams

Editors Note: A BIG THANK YOU to Joe and Lynn Williams for the GREAT changes on the website!



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

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



*No Kidding....
Drive Safely!!!*



2004 Saddleridge Board of Directors

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

Corwin Vansant, Vice-Pres.
512-847-2624
vicepresident@saddleridge.com

Joe Williams, Treasurer
512-847-0390
treasurer@saddleridge.com

Lillie Rowden, Secretary
512-847-5911
secretary@saddleridge.com

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Neighborhood Committee:**

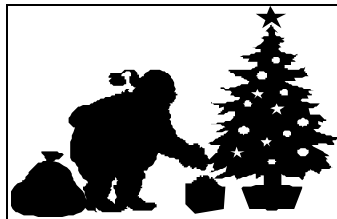
Lee Gibson, Chair

*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 \$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.**

***MERRY CHRISTMAS
AND
HAPPY NEW YEAR!***



Have a **SAFE** Holiday

GET INVOLVED! IT'S YOUR NEIGHBORHOOD

THANKS TO OUR RESIDENTIAL 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	Bob Wilson	842-1441
Club House	Susan Baker	847-3522
Maintenance	Larry Crosby	847-8391
Neighborhood	Lee Gibson	847-0207
Website	Joe Williams	847-0390
Nomination	Ricardo Cardenas	847-7363
Property Owner's	Jim Beall	847-3708

