

SaddleRidge Home Owner's Association

Issue 2  
September, 2001

# Saddle Bags



INSIDE THIS ISSUE:

<i>Architectural Corner</i>	2
<i>Dues Status</i>	2
<i>Board Qualifications</i>	2
<i>Block Captains</i>	3
<i>Clubhouse Appraisal</i>	3
<i>New Neighbors</i>	4
<i>Let's Slow Down!</i>	4

### **SPECIAL POINTS OF INTEREST**

- **HOA Road Issue Status**
- **National Night Out Activities**
- **Assessed Value on Clubhouse Lowered**
- **The annual HOA Annual Meeting Date with Board Elections is October 6th.**
- **Front fence painted by very few volunteers!**
- **Maintenance Assessment Status to Date**
- **Whose Water is It—a personal viewpoint from SaddleRidge Resident**
- **Do you know who your Block captain is?**



## **ROAD ISSUE RESOLVED!!!**



### **THEY DID IT!!!!**

By action of the Hays County Commissioner's Court, SaddleRidge roads in both Section 1 and Section 2 have been accepted as county roads. All maintenance, mowing, etc. will be the responsibility of the county.

Thanks to all residents for your patience during the time our Road Committee was working toward a solution. A special thanks to Charlie Paterson, developer, for his special assistance and to Commissioner Bill Burnett for pushing this through the Commissioner's Court. These actions are reflected in the July 31, 2001 and August 7, 2001 Commissioner Court minutes for Hays County, Texas.

The Road Committee was chaired by Dean LaFever and committee members were Pat Caballero, Wink Dickey, Cecil Gibson, Sherry Land, Jerry Moss and Francis Savage. Be sure and extend a special thanks to them for "a job well done" the next time you see them.

### **We Need Your Help**

If you have an article for the Newsletter, please call Lee Gibson at 512-847-0207 or e-mail leegib@wimberley-tx.com

### **2002 BOARD CANDIDATES**

Have you given any thought to being a proactive member of your Homeowner's Association?

I have decided not to seek re-election this next year. I have served on the Board for 2 years and would like to see other residents have the opportunity to participate in this important function.

Ricardo Cardenas has agreed to head the Nomination Committee, so if you are interested, please contact him at 847-7363 or call me at 847-0207. He and his committee have solicited nominees to present at our annual business meeting to be held on **October 6, 2001 at 10 AM at the SaddleRidge Clubhouse**. The membership, in person or by proxy, will elect the new Board for 2002. We will also accept nominations from the floor. *See page 2 for Board qualifications.*

Thanks,  
Lee Gibson, President

## **3RD ANNUAL NATIONAL NIGHT OUT**

SaddleRidge had their 3rd National Night Out on August 7, 2001. Approximately 70 residents attended...a really great turnout!

The Neighborhood Committee, chaired by Donna Marczynski, coordinated the effort. Through donations from residents, hot dogs, chips, drinks, etc. were furnished by the committee. They even made the desserts!

Sgt. Skip Casteel of the Hays County Sheriff's Office attended and addressed the group on ways to make our neighborhood safer.

The kids (even the big ones) had fun with water balloon tosses, face painting, etc. It was a great opportunity for everyone to meet their neighbors plus have a lot of fun!

**Hope to see YOU there next year!**

## ARCHITECTURAL COMMITTEE CORNER

### 'NO HUNTING' SIGNS STOLEN!

Signs had been purchased and posted at both entrances warning folks of this ban... but were stolen in 3 days! No Hunting is allowed and will press charges on any violators! Please notify the Architectural Committee of any hunting violations

### HELPFUL INFORMATION ON OTHER RESTRICTIONS

**These are existing rules you may not be aware of:**

- Water wells must be 50 feet minimum from property lines
- Water well drilling permit required in advance from Hays Trinity Water Conservation District – call 866-858-9253
- Culverts must be 18" in diameter
- Water testing kits are available from the Architectural Committee with instructions for processing
- Driveways require Hays County permit, inspection and approval BEFORE construction
- Home Construction requires a building permit from Hays County as well as the Village of Wimberley for Section 1.

### GET THOSE PLANS APPROVED FIRST!

Please refer to Article 3 & 4 of the Deed Restrictions regarding requirements for construction and/or modifications of homes.

#### Section 4.3 Effect of Inaction:

"Approval or disapproval as to architectural control matters as set forth in the preceding provision of the Declaration shall be **in writing....**"

#### Section 3.05—Walls, Fences and Mail Boxes:

"Walls and fences, if any, must be approved prior to construction by the Architectural Control Committee ....."

If you have any questions, the members of this committee are:

**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 done by Dean LaFever at 512-847-6748

## STATUS ON DUES

In the year 2000, we had 106 landowner's that were delinquent on their assessments; therefore, last May, the Board turned these accounts over to a collection agency. The results were outstanding. Over 80% of the delinquent accounts were collected.

As of July 22nd, for the year 2001, there were 22 landowner's late for 2001 dues only. Two notices were sent and to date, all but 13 have been paid. Six of these still owe for prior years also. The third notice has been sent advising these landowner's that we will assess an 18% interest per annum fee as allowed by the By-laws.

For the years 1998 through 2000, a total of 27 assessments by 9 landowner's had not been paid. Certified letters were sent to these landowners in May, 2001 advising them that we were going to file a lien on their properties for non-payments of assessments if not paid within 30 days. Ten assessments have been paid and the Post Office returned 6 letters (for a total of 24 assessments) as undeliverable and no forwarding address. We will collect on these if they should ever sell their property.

Any landowner not current on **all assessments** are not eligible to vote in any election nor can they use any recreational facilities, i.e. the Clubhouse. Any questions on this issue can be addressed by any Board Member.

## ANNUAL MEETING DATE SET

The annual meeting to elect new Board Members will be held on **Saturday, October 6, 2001 at 10:00 AM** at the SaddleRidge Clubhouse. Letters will be mailed prior to the meeting. The membership elects four Board Members. After elected, those Board Members determine who serves in each position based on their individual skills to meet the requirements of the job. Guidelines are shown below:

**President:** Must possess leadership and organizational skills. Shall preside at all Board meetings; sign all leases, mortgages, deeds and other instruments. Coordinates all legal issues.

**Vice-President:** Shall act in the absence of the President. This person maintains the HOA Database and should possess computer analytical skills as well as ability to make required system modifications each year to ensure the database stays current. Also maintains all members addresses, dues status, etc. and prints annual dues assessment statements. Advanced computer skills required.

**Secretary:** Records all votes and keeps minutes all of meeting and proceedings of the Board and its Members. Ensures all minutes are posted to the website. Computer skills required.

**Treasurer:** Receives and deposits all funds collected by the HOA. Signs checks, pays all bills and maintains bank account status in Quicken database. Prepares Budget and reports financial data monthly on Excel spreadsheet for Board review for all expenditures. Computer skills required.

*Please contact Lee Gibson if additional information is needed.*

## WHOSE WATER IS IT ANWAY??

For people in SaddleRidge, as well as Wimberley, the Trinity Aquifer is our only water supply. Our lives and laundry depend on the clean abundance of water that we now have. Rapidly, we are developing and more wells are being dug every day!



Approximately 400 wells were dug in Hays County last year and the number keeps growing. We all seem to believe that the well is yours, mine, whomever, which in fact is true, but the water from the wells is OURS! With the new houses being built in SaddleRidge, our water supply is being stretched.

We must all work to keep our water levels up. One way we can do this is by planting our yards with natural foliage, grasses and drought resistant plants. Please keep in mind that water only comes from one source....RAIN. Think how many drops of rain you need to fill that oversized bathtub.

How Far? No one knows. Yet we do know if our water is to last, water has to be conserved and used wisely.

Our water is important. Let's keep what we have and think of ways in which, we as families, can save our water daily. Make every drop count!

Water in SaddleRidge is a concern for all of us.

*Submitted by Cathy Dillon*

## WHO IS YOUR BLOCK CAPTAIN??

<b>Block 1:</b>	<b>Lee &amp; Cecil Gibson</b> **	SaddleRidge Dr. from south entrance to 401 Saddle- 847-0207	..... Ridge Dr. including Meadow View & Frontier Trail
<b>Block 2:</b>	<b>Pat &amp; Olga Caballero</b>	847-5536	..... All of Pack Saddle Pass
<b>Block 3</b>	<b>Rick &amp; Bernadette Cardenas</b>	..... SaddleRidge Dr. from Frontier Trail to 611 SaddleRidge	
<b>&amp; 4:</b>	<b>847-7363</b>	..... 635 SaddleRidge to 722 SaddleRidge Dr.	
<b>Block 5:</b>	<b>Helen &amp; Wayne Underwood</b>	842-1419	..... From 746 SaddleRidge Dr. to the Mission Trail intersection
<b>Block 6:</b>	<b>Tracy &amp; George Peterson</b>	847-3625	..... From 710 Mission Trail to intersection with Saddle- Ridge Drive
<b>Block 7:</b>	<b>Jan &amp; Al Erlandson</b>	847-6744	..... Mission Trail from SaddleRidge Dr. intersection to Canyon Gap Road
<b>Block 8:</b>	<b>Diane &amp; Francis Savage</b>	847-0955	..... All of ArrowHead Pass
<b>Block 9:</b>	<b>Donna &amp; Lou Marczynski</b> *	847- 6849	..... Canyon Gap Road from Arrowhead Pass to intersection of SaddleRidge Drive.
<b>Block 10</b>	<b>Lisa &amp; Claude Fisher</b>	842-1134	..... Canyon Gap Road from Arrowhead Pass to dead end

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

## CLUHOUSE APPRAISAL LOWERED FOR 2001!

The assessed valuation on the Clubhouse increased from \$83,890 to \$91,510 for 2001. Lou Marczynski, HOA Board Treasurer, called the Hays County Appraisal District and got them to lower the value to \$70,000 (land plus improvements). This value is actually lower than the 1999 valuation. This will save approximately \$491 in taxes for the year 2001. The problem was that the clubhouse was originally a residence in 1955 when it was built and had never been reclassified. The building is no longer a residence and therefore cannot be compared to any recent sales. Essentially, Lou got them to put more depreciation on the building which lowered the valuation of the building. The land value (3.2 acres) did not change at \$26,970.

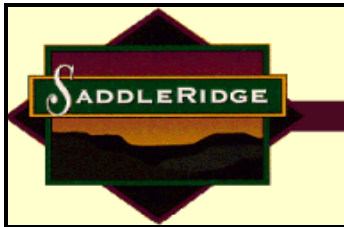
**WAY TO GO , LOU!!!**

## 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**

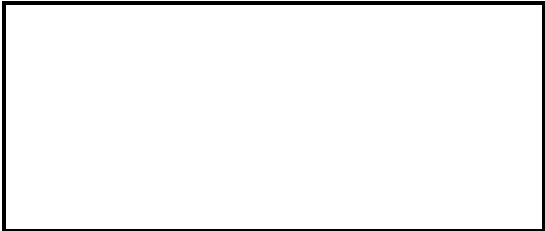
\*\*\*\*\*

Submitted by  
**Donna Marczynski,**  
Your Neighborhood Watch  
Coordinator



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

We're on the Web !!!  
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

Lee Gibson - Board Oversight

**Welcome to our  
New Neighbors!**

**Thanks to our  
Great Volunteers**

**PLEASE  
SLOW DOWN!!**

**2001 SaddleRidge  
Board of Directors**

**Lee Gibson**  
President  
512-847-0207  
leegib@wimberley-tx.com

**Dean LaFever**  
Vice President  
512-847-6748

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

**Lou Marczynski**  
Treasurer  
512-847-6849  
lmarcz@earthlink.net

**For ClubHouse Reservations,**  
call

**Diane or Francis  
Savage at  
512-847-0955**

Lynn Bass - Board Oversight

**SaddleRidge Drive:**

Meliha Ozden-Tamer  
Corwin & Barbara Vansant  
Joe & Lynn Williams  
Bob & Danyne Wilson

**Pack Saddle Pass**

Raymond Biggs

**Canyon Gap Road**

Joe Vitale  
Martin Guajardo  
Eddie Rodarte/Lorrie Keen  
Glenda Nuckols/Larry Crosby

**Arrowhead Pass**

Michelle & Roy Glen Lea  
Mike & Kerri Volk

**Mission Trail**

Beverly Hamm  
Ricardo & Consuelo Garza



**Doesn't the front fence  
look nice!**

Thanks to the following volun-  
teers that painted the fence,  
mowed the grass and removed  
some old fencing.

Lynn & Hanna Bass and family  
Pat Caballero  
Cecil Gibson  
Dean LaFever  
Lou Marczynski  
Jerry Moss

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

Let's all slow down the pace of life  
a little! What's the hurry? We  
have little ones living in our com-  
munity who love to play outside  
and even when parents try to be  
out with them....they still love to  
pick up rocks or chase a ball and  
don't realize how close they get to  
the street.

Let's all help and make it safe for  
them. Most of us moved to the  
country to enjoy the scenery, so  
let's also take the time to enjoy it!

Some of you might like to see the  
speed limit increased, but please  
understand this will necessitate all  
mailboxes being re-constructed to  
"break-away" types.

The bottom line is that this will not  
make it safer for the children!

