

Spring 2011

Saddle Bags



Saddleridge Property Owners Association
P.O. Box 924
Wimberley, TX. 78676

www.Saddleridge.com

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2011 Board of Directors

President: Geoff Goetz
512-847-7192
president11@saddleridge.com

**Vice President:
Nanette Kraklow**
512-722-3546
vicepresident11@saddleridge.com

Secretary: Jim Soden
512-722-3413
secretary11@saddleridge.com

Treasurer: Sharon Drobeck
512-722-3443
treasurer11@saddleridge.com

Saddleridge Entrance Signs Relocated

The rapid deployment of heavy equipment used to widen RR12 prompted the Landscaping Committee chaired by Ron Steele and the SPOA Board to meet and approve \$2,150 for Huebner Equipment Co. to relocate the Saddleridge signs located at the RR12 entrances at Saddleridge and Pack Saddle Pass. Not only were the small signs recovered but the large one as well and the decorative sandstone blocks. Olson Electric salvaged each stone sign's light fixtures for \$150.

All of the signs and stone have been spotted at the clubhouse. If you haven't seen it, drive by and have a look. It has made a dramatic change to the clubhouse entrance. I was out of town, but want to thank Ron along with Board members Jim Soden, Nanette Kraklow, and Sharon Drobeck for their quick action to salvage the signs.



Upper Left: Moving Signs

Right: Moving Rocks

Bottom: Front Entrance Signs

FROM THE BOARD – House Bill 44

Recently one Austin television news program did a series on “out-of-control Property Owner Associations (POAs)” and featured some citizens who are calling for the State to step in and regulate POAs. Well, believe it or not, the State of Texas already does, and unfortunately their regulatory solutions do not always improve things. Case in point is the pending legislation in House Bill 44.

The Board recently received an e-mail from a Mr. Dwayne McElroy, not a Saddleridge Property Owner, urging us to oppose HB 44. As a result, the Board has looked at the proposed House Bill as well as other existing sections of Chapter 202 of the Texas Property Code. Chapter 202 is a small collection of ‘Special’ restrictions to POA Covenants, mostly to allow ‘Green’ improvements to properties that might otherwise be prohibited, such as solar panels, rain water collection, etc. HB 44 is a little different in that it addresses an issue that would preferentially benefit a very small group of property owners, at the expense of the communities rights.

Below is a copy of the proposed bill. Those portion that would impact our Covenants have been highlighted.

“Sec.A202.0075. REGULATION OF LAND USE: RESIDENTIAL PURPOSE.

(a) In this section, "residential purpose" with respect to the use of a lot means the location on the lot of any building, structure, or other improvement customarily appurtenant to a residence, as opposed to use for a business or commercial purpose. The term includes the location on the lot of a garage, sidewalk, driveway, parking area, children 's swing or playscape, fence, septic system, swimming pool, utility line, or water well and, if otherwise specifically permitted by the provisions of a dedicatory instrument, the parking or storage of a recreational vehicle.

*(b) A property owners ' association may not adopt or enforce a provision in a dedicatory instrument that prohibits or restricts the owner of a lot on which a residence is located from using for residential purposes another lot owned by the property owner and adjacent to the lot on which the residence is located, **regardless of whether a residence is located on that other lot.***

(c) A provision in a dedicatory instrument that violates this section is void.

Part (a) for the most part is consistent with our Covenants or at least not contradictory. We are a little more specific in that we are restricting to a ‘single family residence’. Part (b) definitely affects us and is potentially a problem. See the highlighted portion. This would allow any resident property owner, who also owns an adjacent lot, to build upon that lot, as if it was a consolidate site, without going through the process required by Section 3.02. At first thought this may not sound bad, but in fact, it would allow direct violation of a portion of Section 301, with no recourse for the SPOA. It may even void this entire Section. Basically it would allow the construction of garages, barns, shops and other outbuildings on a lot that does not contain a residence. See the following:

“Section 3.01 Barns, storage buildings, work shops and similar outbuildings may be constructed on the property after the main dwelling is built, and plans must be approved by the Architectural Committee. No outbuildings are to be constructed prior to the construction of the main dwelling. Barns, storage buildings, work shops and similar outbuildings must be built behind the front of the dwelling site and be built with new construction material. All structures must be approved in writing by the Architectural Control Committee prior to being erected, altered, or placed on the property. Any violation of these covenants will subject the owner to court litigation to correct the violation.”

This Bill may also void portions of Section 3.04 in reference to storage of RV camper, trailer, or motor home. This could potentially allow storage of these on an otherwise empty lot and in full view of roadways.

“Section 3.04 After the dwelling is complete an RV camper, trailer, or motor home may be stored on the tract provided it is stored behind the main dwelling and not within 25 feet of any side property line or 75 feet of any rear property line.”

(continued on page 4)

Annual Meeting & BBQ

The annual Saddleridge Property Owner's Association meeting is on April 16, 2011 between 12PM – 2PM. The meeting takes place at the Saddleridge Clubhouse (421 Arrowhead Pass) and includes a BBQ meal.

Invited guest speakers include: Will Conley, Don Fergusson and Sheriff Gary Cutler.



Spring Fling & Annual Meeting
for Saddleridge Property Owners

Saturday April 16, 2011
12 PM - 2 PM
At Saddleridge Clubhouse
(421 Arrowhead Pass)

**FOOD
FUN &
FAMILY**

The poster features a red and white checkered border. On the left, the words "Spring Fling" are written in large green letters with a cluster of colorful flowers behind them. To the right, a smiling sun with rays is depicted. Below the sun is a black charcoal grill with food cooking on it. At the bottom, there is a collage of images showing various BBQ dishes like ribs, chicken, and sides, along with a grill in use. The text "FOOD FUN & FAMILY" is written in large, colorful, multi-colored letters. A small vase of flowers is also visible on the left side of the bottom section.

FROM THE BOARD – House Bill 44 (con't.)

Should this Bill be adopted, we would have to rewrite the above two sections. We would have to allow an exception in Section 3.01 for those wishing to utilize an adjacent lot that they own. We would then have to carefully specify location and conditions, without prohibiting or restricting what may be considered as 'residential use'. Otherwise we might wind up with a property that has nothing but barns, shops, RVs and Trailers visible from the road. **It is the Boards position that we are opposed to House Bill 44.** If you agree, please contact our State Representative and let him know. He can be reached by phone, letter or e-mail, as follows:

House District 45--[Representative Jason Isaac](#)
Capitol Office: EXT E1.410
Capitol Phone: (512) 463-0647
Capitol Address: P.O. Box 2910 Austin, TX 78768
District Address: 100 Commons Roads #7-125 Dripping Springs TX 78620
Phone: (512) 850-5524

Saddleridge Nomination Committee Position OPEN

There is an opening on SaddleRidge Property Owner's Association Nomination Committee. Responsibilities include recruiting SaddleRidge property owner nominees for the annual SaddleRidge Board of Directors elections in September. If you are interested in this position, please contact Geoff Goetz at 512-847-7192 or by email president11@saddleridge.com

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