

Fall 2012

Saddle Bags



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2012 Board of Directors

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Vice President:
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Treasurer:
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Secretary:
James Soden
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*Saddleridge Property Owners Association
P.O. Box 924
Wimberley, TX. 78676*

www.Saddleridge.com

Board Elections 2012-2013



The Annual Business Meeting and Election of Board Members for the 2012-2013 term is scheduled for Saturday, October 27, 2012. Voting will begin at 10:30 AM and the Meeting begins at 11:00 AM. The Meeting and voting will be at the Clubhouse at 421 Arrowhead Pass.

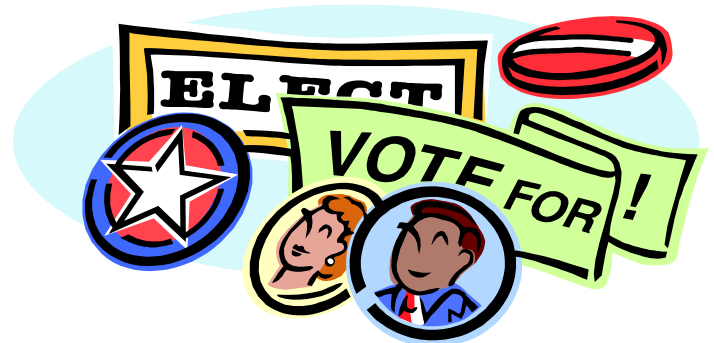
Candidates for the Board are:

- Charles 'Bo' Garrett
- George Graham
- Sharon Drobeck
- Dr. Bob Pyle

A Property Owner is entitled to one ballot per lot owned. You may vote for a total of four persons from the list of Candidates or write-ins. Please note that even though candidates are unopposed, ballots from a quorum of 20% of the eligible property owners must be received in order for the election to be valid. Your vote is important. If you do not plan to attend the Meeting or be present for the voting, you may vote absentee or give your proxy to a Property Owner who will attend.

The Notification of Election along with your Absentee Ballot and detailed information on the candidates was emailed to all Property Owners of record. If you did not receive the notice or can not find it, you may download another copy at the following link to the Saddleridge website;

<http://www.saddleridge.com/docs/2013ElectionBallot.pdf>





14th Annual Saddle Ridge National Night Out

On October 2nd, Saddle Ridge celebrated the 14th Annual National Night Out. Approximately 90 Property Owners attended and enjoyed hamburgers, hotdogs, deserts, and root beer & ice cream floats.

Invited speakers included Detective Michael Briggs from Hays County Sheriff's Department and Kay Mayfield from the Texas Forest Service. Det. Briggs discussed the declining crime rate in Hays County and in our neighborhood. Ms. Mayfield discussed protecting our properties from wildfires.

WELCOME

New Saddle Ridge Neighbors

Saddle Ridge extends a warm welcome to our newest residents:

- Alan & Janine Basinger & family, 220 Meadow View
- Lon & Lana Howard, 201 Saddle Ridge Dr
- Richard & Cynthia Mosier, 520 Canyon Gap Rd
- Jeff & Jolene Conway & family, 700 Saddle Ridge Dr

We would also like to welcome Property Owners who plan to start construction of their new homes to be started soon

- Robert & Cathy Moreman, 860 Saddle Ridge Dr
 - Monty Aubry, 521 Arrowhead Pass
 - Tony & Laury Simmons, 310 Mission Trail
 - John & Karen Koenreich, 701 Mission Trail
 - Bruce & Vicki Cloud, 511 Saddle Ridge Dr
 - Joel & Megan Ray and family, 815 Saddle Ridge Dr
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Saddleridge Deed Restrictions

Saddleridge is a deed restricted, planned subdivision. It is controlled by a document entitled '*DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS SADDLERIDGE SECTIONS I and II*', referred to simply as the Covenants. What people often do not realize is that this document is a legally binding agreement between the individual Property Owner and the Association of all Saddleridge Property Owners. Each Property Owner agreed to abide by this document as a condition of purchase at the time of closing on the property. Each Property Owner should have received a copy of this document at closing, but regardless, under Texas law this agreement is still binding.

A copy of the full text of the Covenants can be found on the Saddleridge web site at <http://www.saddleridge.com>. Click on the **DOCUMENTS** tab at the top of the page and you will be taken to a page that lists all of the pertinent documents. Clicking on the document name will allow you to view, download, or print a copy. If you are not familiar with these documents, you are encouraged to visit this site.

It is part of the Boards responsibility to enforce these Covenants on behalf of the Association. Voluntary cooperation is preferred, but if necessary, this could include initiating legal action. Two of the most common violations are discussed below.

ACC Approval of Improvements

Property Owners are reminded that any improvements to your lot must be approved by the Architectural Control Committee (ACC) **prior to start of the project**. This is addressed in the Saddleridge "**Declaration of Covenants, Conditions and Restrictions**" (Covenants), Article IV. In part, this Article states:

"Section 4.01 Basic Control.

a) No building or other improvements of any character shall be erected or placed, or the erection or placing thereof commenced or changes made in the design or exterior appearance thereof (excluding, without limitation, painting, staining or siding), or any addition or exterior alteration made thereto after original construction or demolition or destruction by voluntary action made thereto after original constructed, on any Tract in the Subdivision until the obtaining of the necessary approval (as hereinafter provided) from the Committee of the construction plans and specification for the construction or alteration of such improvements or demolition or destruction of existing improvements by voluntary action. Approval shall be granted or withheld based on matters of compliance with the provisions of this instrument.

b) Each application made to the Committee, shall be accompanied by two sets of plans and specifications for all proposed construction (initial or alteration) to be done on such Tract, including plot plans showing location on the tract."

The Committee Member names, telephone numbers, and e-mail address can be found on the Saddleridge website. Any of these Members will be happy to help you with your submittal.

RV & Trailer Parking

The SPOA Board has had several complaints regarding RV's, Trailers, and Boats parked in front of home. Storing such items on your property is allowed. However, the location on the property must conform to Section 3.04 of the Covenants, which states:

"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."

If you have any questions on what is an acceptable location for storage, please contact any of the Board Members. For a copy of the full text of the Covenants, please visit the Saddleridge web site at <http://www.saddleridge.com> and click on the **DOCUMENTS** tab at the top of the page.

Monthly Meetings for Saddleridge Property Owners

The Saddleridge Property Owner's Association Board meets the third Monday of each month at 6:30pm at the Saddleridge clubhouse. Unless noted in the Agenda as a "Closed Executive Session", all meetings are always open to Property Owners. The first 30 minutes is reserved for Property Owners to informally discuss any issue with the Board. Please stop by if you have anything you would like to discuss or would just like to observe.



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