



Saddleridge Property Owners Association

Spring 2009

Saddleridge

Citywide Zoning Project Modified

Citywide Zoning Project Modified

In early February, Cecil Gibson brought to the Board's attention a proposed citywide zoning project by the City of Wimberley to rezone some properties from residential to commercial, based on a City Wide Zoning Map. A letter was drafted on behalf of the Saddleridge Property Owners Association and presented to the City Council Meeting February 19, 2009. There was a good representation of Saddleridge residents at the meeting, including our Board Treasurer, Joe Williams who spoke before the City Council regarding concerns around the rezoning. Several neighborhood associations expressed similar concerns around the prospect of rezoning residual property to commercial. The following information was posted on the City of Wimberley's Web site after this meeting:

"The Wimberley Council has voted to stop the public hearing process and further consideration of a proposed citywide zoning map. The action came at the Council's regular meeting on February 19, 2009.

In addition to the above mentioned action, the City Council is expected to consider a resolution on March 5, 2009, directing the Planning and Zoning Commission to proceed with the process of zoning only those un-zoned tracts of property based on their existing use and provide property owners wishing to change their current zoning a City fee free opportunity to do so.

Meanwhile, the Planning and Zoning Commission is expected to continue efforts to implement the modifications to the City's planning areas and development standards as recommended in the recent update of the City's Comprehensive Plan." (City of Wimberley Web site)

It is clear that our Deed Restrictions, which require single family residential use only within Saddleridge, will prevail should there be a conflict between the city's zoning and our Deed Restrictions. In the event of a conflict, though, the burden of enforcement will likely fall to our Association and may require legal action to resolve. We must be diligent in making sure that the P&Z commission is aware of our concerns in the event one of these properties comes before them with a request to rezone commercial, or until this is completely resolved to our satisfaction.

We'll try to stay up with what's going on and keep you informed. If you hear of something, please let the Board know so we can ensure we're involved. A special thanks to Cecil Gibson for alerting us of this proposed change.

Jim Thomas, Joe Williams, Glenda Moss

2009 Board of Directors

President: Jim Thomas, 512.722.3083, president09@saddleridge.com
Vice President: Glenda Moss, 512.393.3429, vicepresident09@saddleridge.com
Secretary: TBD
Treasurer: Joe Williams, 512.847.0390, treasurer09@saddleridge.com

Architectural Committee

Chair: Ricardo Cardenas, (512) 847-7363, cardrlmb@austin.rr.com
Member: Pat Caballero, (512) 847-5536, pcaballero@austin.rr.com
Member: Francis Savage, (512) 847-0955, fisavjr@earthlink.net

Clubhouse Rental

Karen Stewart, (512) 722-3133, kstewart1718@austin.rr.com

Neighborhood Watch Coordinator
TBD

Firewise Coordinator
Ron Steel
firewise@saddleridge.com

Newsletter by Email

If you received your Saddleridge Bag Newsletter by US Postal service and prefer to receive it by email, send your email address to president09@saddleridge.com.

Saddleridge 2009 Neighborhood Picnic Saturday, April 11 at 11:00 am

Meet Your Neighbors Picnic day is scheduled for April 11 at 11:00 am. We hope to have a great turnout. This is an opportunity to meet your neighbors and to find out what has been happening in Saddleridge.

A picnic lunch will be provided by the Property Owner's Association. Reports from the Property Owner's Association board will also be given.

Be sure to put it on your calendars today and join us for some great neighborhood fun!

President's Notes

Board Position Open

The Saddleridge Board wishes to thank Diane Watson for her dedicated service to our community for the past two years. Diane had to resign her position as Secretary recently for personal reasons. If you are interested in filling the Secretary position for the remainder of this calendar year, please contact Jim Thomas at president09@saddleridge.com.

Neighborhood Watch Coordinator Position Open

Our faithful Neighborhood Watch Coordinator, Judy Garrett, also resigned recently. Judy had performed this very critical

function in our community for 5 years. Most of us have received emails or messages from Judy regarding information she received from law enforcement or county officials regarding issues we needed to know here in Saddleridge. Judy also coordinated speakers from the community for the "Neighborhood Watch National Night Out" in the fall. Our community thanks you Judy for your dedicated service to our safety and security here in Saddleridge.

The Board is looking for a replacement for Judy and would be happy to discuss this position with anyone interested.

Neighborhood Concerns

Loose Pets

There continues to be reports of dogs running loose in the neighborhood. This is against our covenants. Hays County also has an ordinance against loose pets. Please contact your neighbors if you notice their pets running loose on our roads.



And remember, loose pets can be run over by cars or become lost.

Burn Ban Still in Effect



There continues to be a burn ban in Hays County.

The severe drought we find ourselves in continues to present homeowners with a severe fire danger. Please observe this burn ban and keep our community safe from the devastation that fires cause. Burn ban information can be found from a link on the Saddleridge website (www.saddleridge.com), and at Hays County Fire Stations.

Thank you,
Jim Thomas

Community Awareness

Recycling - Section 2



If you live in section 2, and you want to recycle, you have discovered, as I did, that it can be a challenge. I'll share my experience in the hope you'll join me, if you're not already recycling.

As most of you in Section 2, we have IESI pick-up our trash, so I called them to see if they would pick-up recycling. Though I listened to a message about how 'green' their company operates, I was informed that there is no recycling for Section 2 in Saddleridge because there is "not enough interest." I was instructed to call a supervisor to make a request, but none of my messages were returned.

I was not ready to give up, so I checked out the recycling facilities in our

area. I was so pleased to discover that we have a Citizens Collection Station right here in Wimberley and it's very easy to use and it is free (for most things). The Citizens Collection Station is located on the same road as Wimberley High School (at the end of County Road 278).

Check it out the next time you are in Wimberley. The hours of operation are as follows:

8 am to 4 pm

Mondays, Tuesdays, Thursdays, and Fridays (closed on Wednesday and Sunday.)

Go to: <http://www.co.hays.tx.us/portals/0/pdf/recycle/solidwasteinfo.pdf>

for more information.

Recycling can take a little effort, but it's worth it! If you have any questions, contact me at vicepresident09@saddleridge.com.

Thank you,
Glenda Moss

Treasurer's Report

Saddleridge Money

I think the most important thing to say about our financial position as an Association is that we're in good financial condition. We haven't raised the dues since the subdivision was founded in 1998, 11 years ago. We still pay \$96.00 annual dues on each property. Also, as the result of a relatively small group of Saddleridge residents and property owners each year, we've been able to keep going as a volunteer organization, and keep everything funded. Even with many expenses increasing over the past 4 or 5 years, we've still been able to put a little money into savings most years to cover future unexpected expenses. At this time it's hard to see a point anytime soon where we'll have to raise the dues. However, we really need some new volunteers on the board and the committees to keep this going. If we're ever forced to hire a management firm because we can't find volunteers, our savings will go fast, and dues will have to be raised.

Bookkeeping Upgrade

We've used Quicken to keep our financial records for the past 7 years at least. We also have used an Access database to track all the property and owners. In November last year we changed to Quickbooks. Quicken is primarily a personal accounting system, while

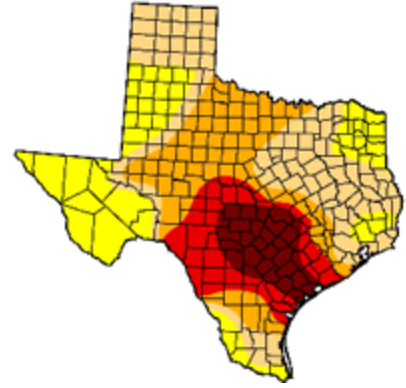
Quickbooks is more related to the way the Association functions. Also, we were able to incorporate all of the information in the Access database into Quickbooks and stop maintaining two different sets of information. As a result, all of the addresses, phone numbers, and email addresses have been re-entered in Quickbooks. (If you notice something wrong with your contact information at any point, please let us know.)

Dues Update

Finally, thanks to all of you who quickly paid your dues in December and January. I think we had the best December/January response we've ever had. We still have a small number of people who have not paid their dues. As in the past, we sent a reminder in February, and will send a final reminder in late March. After that, any dues that remain outstanding will result in the preparation and notification of a lien against their property, as allowed in the Saddleridge Deed Restrictions and Covenants. Please send a check for the amount indicated on the last reminder letter you received soon.

Thank you,
Joe Williams

Water Conservation



According to the LCRA, "A very serious drought is in place over all of Central Texas, including the Texas Hill Country...one of the driest years on record and the driest year experienced since the mid-1950's."

In addition, Hays County Judge Liz Sumter issued a disaster declaration on March 2, 2009.

What can we do to conserve water? The LCRA Web site gives the following tips for conservation:

- Check for leaks in toilets, faucets, water hoses and fix any you find
- Install low-flow showerheads
- Replace toilets with higher efficiency ones
- Take short showers
- Wash only full loads in dishwasher
- Wash only full loads in clothes washer

Every little bit helps. Let's all do our share to conserve water.

A Concerned Resident

Upcoming Community Events

April:

Every Wednesday, Wimberley Farmer's Market—3-6 pm, Lion's Field Parking Lot #1
2nd Senior Fraud Expo—2-4 pm, Wimberley Community Center
4th Wimberley Market Days—Lion's Field

May:

2nd Wimberley Market Days—Lion's Field
22nd Corral Movie Theatre—Opening Weekend!
23rd Blue Hole Opens—Wimberley EMS Duck Race

June:

6th Wimberley Market Days—Lion's 6th & 7th Wimberley Lions