



SaddleRidge Property Owners Association

Saddle Bags

Spring 2010

2010 Board of Directors

President: Jim Thomas, 512.722.3083, president10@saddleridge.com

Vice President/Treasurer: Glenda Moss, 512.393.3429, vicepresident10@saddleridge.com

Secretary: Geoffrey Goetz, 512.847.7192, secretary10@saddleridge.com

SaddleRidge 2010 Neighborhood Picnic Saturday, April 24 at 11:00 am

Meet Your Neighbors Picnic

Would you like to meet your neighbors and find out what has been happening in our community? Please join your neighbors at our annual Meet Your Neighbors Picnic scheduled for Saturday, April 24, 2010, from 11:30 – 1:30 at the SaddleRidge Clubhouse. A picnic lunch, with all the trimmings, soft drinks and dessert, will be provided by the Property Owner's Association. In addition, reports from the Property Owner's Association Board members will also be given after lunch. This will be a great day of fellowship and fun for all. Please join us!

Ranch Road 12/32 Project Status

Design:	60% Complete
Estimated Construction Start Date:	Late Fall 2010
Estimated Construction Completion Date:	Spring 2012

<http://www.co.hays.tx.us>



ary 14th and February 20th, 2010. Packsaddle Pass had a set of the tube counters and SaddleRidge Drive had both radar signs, so the type of data will be slightly different on the two roads.

PACKSADDLE PASS:

Ave Daily Traffic (ADT) = 340 vehicles
Ave Speed = 33.7 MPH

Maximum Speed = 73.7 MPH

Time period of Highest Speeds = 9AM & 3PM

Time period of Highest Volume = 3PM-5PM

Direction of Highest Volume = West bound (to RR12)

Total vehicles w/ 3 or more axles = 32 vehicles

You may have noticed the speed monitoring devices placed on SaddleRidge Drive and the traffic counting device on Pack Saddle. This study was authorized by Hays County Commissioner, Will Conley. The conclusions of the study will be forwarded to the Sheriff's department and will be made available to your SPOA Board. The data of the study is as follows:

The posted speed limit is **30 MPH** on each of the roads and the study took place between Febru-

Architectural Committee

Chair: Ricardo Cardenas, (512) 847-7363, cardrlmb@austin.rr.com

Member: Pat Caballero, (512) 847-5536, p caballero@austin.rr.com

Member: Francis Savage, (512) 847-0955, fis-avjr@earthlink.net

Clubhouse Rental

TBD—Call Jim Thomas

Neighborhood Watch Coordinator

Cecil & Lee Gibson,
512.847.0207

Firewise Coordinator

Ron Steel
firewise@saddleridge.com

SADDLERIDGE DRIVE (near Mission Trl):

Ave Daily Traffic (ADT) = **63 vehicles**

Ave MPH = **25.4 MPH**

Ave Peak = **53.1 MPH**

Ave # of Speeders = **13 vehicles**

Ave % of Speeders = **20.6 %**

Maximum Speed = 60 MPH

SADDLERIDGE DRIVE (near Canyon Gap):

Ave Daily Traffic (ADT) = **239 vehicles**

Ave MPH = **29.6 MPH**

Ave Peak = **56.9 MPH**

Ave # of Speeders = **95 vehicles**

Ave % of Speeders = **39.7 %**

Maximum Speed = 64 MPH

Geoffrey Goetz, Secretary

President's Notes

Club House Coordinator Position Open

The SaddleRidge Board would like to thank Karen Stewart for her dedicated work for the SaddleRidge neighborhood these past few years as Club House Coordinator. Karen and her family have moved from SaddleRidge and the Board is searching for a person to assume this position. What's involved?

1. Maintain a reservations calendar. Those wishing to reserve a date to use the club house will call the coordinator. The coordinator's name and phone number is listed on the SaddleRidge web site (www.saddleridge.com).

2. Receive a deposit and rental fee for use of the

building. Return the deposit fee if the building is damage-free.

3. Issue a key the day of rental. Check the club house following rental.

4. Contact the individual who is contracted to clean the club house. Pay that individual.

In the past, the club house has been rented approximately once a month. The coordinator asks for a deposit check which is returned or torn up following the event if no damage is found. The individual who cleans is called following events or once a month if there are no rentals.

If you are interested and have the time to devote to taking reservations, please

contact Jim Thomas at 512.722.3083.



Watch for Walkers and Joggers

As warmer weather approaches, many SaddleRidge residents are out walking or jogging along our roadways as

they get a little exercise and enjoy the great outdoors here in our community. In addition, many children will be out riding bicycles on our roadways. This means we all must be extra cautious and watchful as we drive through our community. Remember, the speed limit on our roads is 30 miles per hour. We have all seen the Hays County speed monitoring devices placed at several points along the roads. The findings of these devices will be given elsewhere in this newsletter, and I hope they were a good reminder for all of us as we saw our speed flashed on the display. I hope all residents will join me in helping to make our roads as safe and enjoyable as possible for residents and visitors alike.

Jim Thomas, President

Combining vs. Consolidating Lots—Impact on Property Owner Dues

If you have more than one lot, have you considered combining them or consolidating them? What is the difference? Which option affects your property owner dues? To help clarity, a quick checklist has been prepared. This is not a comprehensive list but only a brief guideline.

Combining Lots: Combining lots is simply a combining of lots on one's Property Tax Statement. This can be accomplished through the Hays Central Appraisal District. Some of the benefits are as follows:

- Allows you to pay property taxes from one statement.

- Does not require any expensive outlay to have lots re-surveyed.
- You may still sell lots separately.

According to the Hay County Assessor, if you have separate mortgage on lots, the mortgage company may not allow you to have one statement.

Combining lots also does not reduce your property dues. You will still owe dues on each lot (per the SaddleRidge covenants).

Consolidating Lots: Consolidating lots requires you to re-survey your lots. Some of the steps involved are as follows:

- Obtain written approval by the SaddleRidge Property Owners Association Architectural Control Committee
- Attend Planning & Zoning Commission & City Council hearings for applicant's proposed subdivision/zoning

- Submit a Subdivision Application for approval by the City of Wimberley (Application Fee \$250.00)

- Complete Surveyor Certification (approximately \$ 800.00)
- Submit a Zoning Application for approval by the City of Wimberley (approximately \$200.00)

- Complete Wimberley Application Reviews (approximately \$500)

After consolidating your lots, you may no longer sell off a lot unless you go back through this same process.

Consolidating lots does reduce your property dues, as you would pay for one lot.

I hope this clears up the confusion.

Glenda Moss, VP

Treasurer's Report

For the first time in many years, there is not a Williams on the Board. For many years, the SPOA Board has been honored to have either Lynn or Joe Williams or both on the board. And, they never took on the "low impact" jobs. Treasurer is a time-consuming and often thankless job. In fact, no one on the board really realized how much time this position took until Joe told us early in the year that this would be his last and that we should prepare for the transition. Thank you, Joe. That was great advise. The SPOA Board extends its great appreciation to Joe and Lynn Williams for the quality of service for so many years. Joe still maintains our Web site, and we are very grateful for his service in this area.

You may also have noted that the Board did not have a separate individual listed for Treasurer. During the transition of training Board members in all of the Treasurer's responsibilities, we realized how much time this position would take for someone not familiar with the tasks. The Board weighed our options, and in view of the challenge of enlisting a volunteer, we voted to outsource the responsibilities with Board member oversight. Future SaddleRidge Boards may decide to go back to volunteer basis, but this Board has been very happy with the arrangement.

The financial picture for the SaddleRidge Property Owners Asso-

ciation is solid and reflects very little change from last year. We have not experienced any major expenditures. Again this year, we have found it unnecessary to increase dues from \$96.00 which is the same amount property owners have been paying since the subdivision was founded in 1998.

As in most years, many are quick to pay their dues, and we are so grateful. As of our last Board Meeting in February, there are 36 property owners yet to pay dues. If you have not paid in February, a final reminder is sent this month (March). After that, any dues that remain unpaid will require more drastic measures (lien against property as allowed in the SaddleRidge Deed Restrictions and Covenants). So, if you have not paid, please send a check for the amount indicated on the last reminder letter you received soon.

Glenda Moss, VP/Treasurer

New Project Proposal



Do you use the playground at the SaddleRidge Clubhouse? Would you use it more if it had improvements? What improvements would you like to see?

Email me with your ideas at vicepresident10@saddleridge.com.

Would you like to help determine how we can enhance our playground at the clubhouse? I will need volunteers to serve on a committee to make the changes we want. If you are interested in serving on a short-term committee with the SPOA Board to prepare a proposal to improve the playground, email me at vicepresident10@saddleridge.com.

Wimberley Calendar of Upcoming Events

For community events visit: <http://www.visitwimberley.com/>