

Spring 2012

# Saddle Bags



## In This Issue:

- Special Election - Changes to the Bylaws
- Saddleridge Annual Picnic Meeting April 14
- Clubhouse Break-in
- Emergency Notification System
- Let There Be Light!
- Loose Dogs
- Saddleridge Social Opportunities

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Saddleridge Property Owners Association  
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## Special Election - Changes to the Bylaws

At the April 14th, Annual Picnic Meeting, the Saddleridge Property Owners Association Board of Directors will ask that all Property Owners approve a revision to Section 7.1 of the Bylaws, as shown below. If approved, the ~~red, strike-through text~~ will be removed and the blue underlined text will be added.

### 7. BOARD OF DIRECTORS - POWERS AND DUTIES

**7:1 Powers.** The board of directors shall have power to:

**7:1:1** Adopt and publish rules and regulations ~~governing the use of the common areas and facilities including the personal conduct of the Members and their guests thereon;~~ and to establish finer and penalties for infractions of such rules and regulations that the Board feels is necessary to;

7:1:1 (1) Govern the use of the common areas and facilities, including the personal conduct of their guests thereon.

7:1:1 (2) Assure the safety of the residents and to protect the property of others.

7:1:1 (3) Clarify and/or supplement the Articles In the Declaration of Convents, Conditions and Restriction for purposes of Architectural Control and the enforcement thereof.

**7:1:2** Suspend ~~the voting rights and~~ the right of use of the recreational facilities of any Member during any period in which such Member is in default in the payment of any assessment levied by the Association. Such rights may also be suspended after notice and hearing, for a period not to exceed thirty (30) days; for infraction of published rules and regulations.

Why the change? The "Saddleridge Declaration of Covenants, Conditions and Restrictions" have and continue to serve us well. However, it is somewhat limited on actions that might be used to enforce these restrictions, particularly with respect to Approvals from the Architectural Control Committee. So far, we have been very fortunate in persuading Owners to voluntarily comply. Unfortunately, most of the provisions do not have any associated penalties for non-compliance. Should someone refuse to comply, the only recourse that currently exists is to take the very expensive and time-consuming action of seeking a legal settlement in the Texas Court System. This is a situation where only the Lawyers win.

Continued on Page 2

## Changes to the Bylaws - Continued from Page 1

The Covenants does give the Association the power to adopt rules and regulations to enforce the provisions. This is covered by Section 7.10, as follows:

***Section 7.10 Power to Adopt Rules and Regulations. The Association may adopt, amend, repeal and enforce rules and regulations ("Rules and Regulations"), fines, levies and enforcement provisions as may be deemed necessary or desirable with respect to the interpretation and implementation of this Declaration, the operation of the Association, the use and enjoyment of the Common Areas, and the use of any other property, facilities or improvements owned or operated by the Association.***

The actual process of adopting Rules and Regulations is covered by Section 7.1.1 of the Bylaws, but as currently written, it is limited to rules concerning use of the Clubhouse and Community Park. The proposed change to the Bylaws would allow adoption of Rules and Regulations, including fines and penalties, for all provisions of the Covenants, as we believe was originally intended. The Association could then adopt rules that would prohibit dangerous acts such as conducting open hot work (welding and cutting) during 'burn-ban' periods, and if necessary, impose fines or other penalties. According to the Association Lawyer, with proper notifications, we will be able to apply the fines and penalties to Contractors who do not comply with our rules, not just the Property Owner.

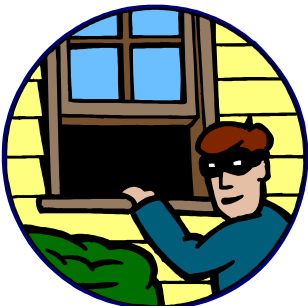
A change to the Bylaws requires the majority approval of a 20% quorum of Property Owners. The Board has therefore called for a Special Election to be held on Saturday, April 14, 2012, during our Annual Picnic Meeting. If you do not intend to be at the Picnic, you will be afforded the opportunity to vote

## Saddleridge Annual Picnic Meeting April 14

Mark your calendars. The Annual Picnic is scheduled for Saturday, April 14, 2012 at the Saddleridge Clubhouse. Bring the whole family and enjoy the free barbeque, soft drinks deserts and good company. The fun begins at 11:00 AM with voting for the Special Election (see preceding article), followed by guest speakers and food. Invited guests include Commissioner Will Conley, County Sheriff Gary Cutler, and Wimberley Fire Chief.



## Clubhouse Break-in



The Saddleridge Clubhouse has been broken into three times in as many months. Each time, nothing is taken and other than a broken door and doorframe, there has been no damage. It will cost the Association approximately \$300 to replace this door. The Sheriff's Department has been called after each break-in, but so far, they have been unable to identify or stop the perpetrator. Therefore, the Board is having a security surveillance system installed to monitor the Clubhouse. It is our intension to identify, catch and prosecute, any and all trespassers.

## Emergency Notification System (REVERSE 911)



Hays County participates in the Emergency Notification System (ENS), also referred to as 'Reverse 911'. When activated, this system will automatically send a phone message to residents in the affected area and advise them on actions to take. This is the system that was used to notify residents to evacuate during the Bastrop fire last year. Unfortunately, depending upon the type of home phone system you are using, you may not be on their Call List. If you have anything other than the old fashion, hard-wire landline that is physically associated with your address, it is likely that you are not. This includes those of you, who are using your cellular phone for home service as well as most cable/computer based (VoIP) phone systems such as Time-Warner Cable, Vonage, Magic Jack and similar systems. The ENS System is administered by the Capital Area Council of Governments (CAPCOG). To find out more or to register you phone, please go to their website at: <http://wireless.capcog.org/ENS/Intro.aspx>. If you need assistance with registering, you may call them at 512-916-6035.



## Let There Be Light!

Work on the entrance at RR12 has finally been completed and the lights now work. It is really an impressive entrance at night.. Our thanks to Hays County for a job well done.

## Loose Dogs

Property owners are reminded that both our Covenants and Hays County regulation prohibit your dogs, or livestock, from roaming unrestrained off of your property. However, the Association does not have the enforcement ability that the County has. So, please do not call a SPOA Board member for problems with loose animals. If you know who the owner is, you certainly may call that person and let them know. Otherwise, call Hays County Animal Control at 512-393-7800. The county has the trained personnel and equipment to safely capture the animal and has the ability to determine the owner.

## **Saddleridge Social Opportunities**

Looking to meeting new neighbors or just wanting an opportunity to get away from the kids for a while, here are a couple of adult activities that you may have an interest in:

### **Saddleridge Dinner Club**

This group meets one night per month at a selected local restaurant for socializing and good food, with each person paying for their own. If interested in joining this activity, please contact Carol Peregoy at 713-202-5062 or by e-mail at [carolperegoy@gmail.com](mailto:carolperegoy@gmail.com).

### **Ladies Bunco Group**

This 'ladies only' group meets on the 3rd Tuesday of each month, at a different person's home, for lunch, conversations and a rousing game of Bunco, a fun and easily learned dice game. No prior experience is necessary. If interested in this activity, please contact Marylou Melton at 512-847-2849 or e-mail at [mewmelton@yahoo.com](mailto:mewmelton@yahoo.com)

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