



Saddle Bags

2007 Board of Directors Elected

The new 2007 Board of Directors were elected at the October 28th annual SaddleRidge Business Meeting. After the meeting, the board met and agreed on positions. 2007 Board members are:

President: Joe Williams, (512) 847-0390, president@saddleridge.com

Vice-President: Ron Steel, (512) 392-0542, vicepresident@saddleridge.com

Secretary: Tom Bender, (512) 722-3243, secretary@saddleridge.com

Treasurer: Lynn Williams, (512) 847-0390, treasurer@saddleridge.com

The new Board would like to take this opportunity to thank last year's Board (Cecil Gibson, Vivian McDonald, Tim Shannon, and Joe Williams) for their hard work.

Clubhouse Changes!

Karen Stewart recently took over the clubhouse management duties from Lee Gibson. Thanks, Lee, for all your efforts managing the clubhouse over the past years. If you would like to reserve the clubhouse, please contact Karen at (512) 722-3133, or kstewart1718@austin.rr.com.

Several months ago the 2006 Board of Directors voted to raise the clubhouse rental rates to \$25.00 (from \$15.00) for each rental effective January 1st, 2007, to help offset some of the clubhouse maintenance costs.

SaddleRidge Entrance Landscaping

Over the past three years the SaddleRidge Boards and a SaddleRidge Landscape Committee have spent considerable time reviewing and researching re-landscaping the entrances (SaddleRidge Dr. and Packsaddle Pass). Various contractors have been contacted for plans and ideas, but we've always had difficulty keeping this effort moving.

Drought conditions over the past year, lack of water at the entrances, planned widening of RR12 between the Junction and San Marcos, and a general need to improve SaddleRidge entrances have kept this issue on the "front burner".

Cecil Gibson and Vivian McDonald restarted this effort in August of this year

(thanks Cecil and Vivian!). With the new Board election, Ron Steel (2007 Vice-President) has picked up responsibility for driving this effort forward with the Landscape Committee. Ron is currently finalizing recommendation of a Landscape Architect.

Once an Architect is selected, we will have a plan developed for both entrances. Target completion for the plan is mid to late January, 2007. A meeting will then be scheduled allowing interested property owners to review the plans and recommend changes.

The current plan is to add considerable large, multi-level rock hardscaping, smaller rocks, and native xeriscape (low water) plants

at both entrances. While the signs will be redesigned and replaced, this might not happen until TXDOT finishes with RR12 widening. Lighting will also be replaced and enhanced to provide new direct and indirect lighting for signs, rocks, and plants.

Landscape Committee members include Francis and Diane Savage, Cecil and Lee Gibson, Joe and Lynn Williams, Ron Steel, Jim Beall, Judy Garrett, Vivian McDonald, Jerry Moss, Corwin Vansant, and Jim and MaryLou Melton.

If you're interested in volunteering to participate in the landscape planning or managing part of the effort, please contact Ron Steel at vicepresident@saddleridge.com, or (512) 392-0542.

Clubhouse Wellhouse Siding Problems

When the wellhouse at the clubhouse was originally built, the siding used was hardiplank. While this is a good, fire proof, long lasting siding, it is somewhat brittle. Over the past few years, someone has repeatedly thrown large rocks at the side of the wellhouse causing considerable damage. Each time this has happened, Larry Crosby (SaddleRidge

property owner and maintenance volunteer) has spent considerable time repairing the damage (thank you, Larry!).

Recently, Joe Williams and Geoffrey Goetz spent a Saturday removing the hardiplank and replacing it with OSB sheathing and plywood siding at a materials cost of \$350.00. This should be considerably sturdier and more able to take the abuse.

If you have children who play at the clubhouse, please talk to them about respect for property and the cost that all the property owners incur maintaining common SaddleRidge property.

Thanks to Geoffrey Goetz for volunteering to spend a Saturday working hard to help rebuild the wellhouse.

Property Owner Survey Enclosed

Enclosed with this newsletter is a short survey form that's intended to help the Board determine what we should be doing over the coming year to make SaddleRidge a better place to live and help the Board involve interested property owners to become more active participants in making that happen. Please take a minute to answer the survey and return it with your dues payment. Thank you.

Treasurer's Report

I've been in the Treasurer's position now for about 3 weeks and still getting acclimated. However, we've already prepared a proposed budget for next year and reviewed it last Monday at the November Board meeting.

While we've been able to keep most expenses down, there's a few areas where costs have gone up. One of these is PEC. Electricity costs at the clubhouse and front entrance have gone up about 20%.

Another area is maintenance. Larry Crosby, who has done an outstanding job over the past 3 years as our volunteer maintenance person (thanks again, Larry!), had enough other priorities that he didn't have the time to continue in this role.

It's been difficult to find SaddleRidge volunteers, and the last Board was forced to

outsource the maintenance role and pay for what has traditionally been a volunteer position.

Landscaping of the entrances this year will be an expensive exercise, but the past four Boards have been able to contribute considerable reserve funds each year which will allow us to fund the landscaping efforts.

Overall, we'll have another year funding all of our necessary activities without an impact on dues. However, if costs continue to rise and volunteers continue to be hard to find, it won't be long before the dues we have coming in won't cover our necessary annual expenses.

If you have any questions about SaddleRidge finances, contact me, Lynn Williams, at (512) 847-0390, or treasurer@saddleridge.com.

Annual Assessments Due

Enclosed with this newsletter is your annual assessment dues invoice for \$96.00 per lot. If you own two or more lots, your dues is \$192.00 per year. If you've got friends in other subdivisions in Wimberley, you probably know that \$96.00 for annual dues is low.

The SaddleRidge Boards over the past 7 years have been able to keep the expenses low, maintain the dues at \$96.00 per year, and still contribute to a reserve fund. With plans to landscape the entrances, much of the reserve fund will probably be spent in 2007.

Assessments are due by January 1st and past due on February 1st. Most of the property owners in SaddleRidge have been very good about paying the dues on time. We've had a few property owners (now only two) who we've filed liens on property to recover past due assessments, and one of

these is currently in foreclosure.

For those few people who choose not to pay, or who pay late, the late payment penalty is 18% per annum. While there aren't that many people who don't pay on time, we spend a lot of time (and money) sending reminders and keeping track of late payments. Money spent sending reminders would be better spent on other SaddleRidge activities.

If you have any questions about how your dues are spent by the Association, please come to one of the Board meetings and ask for an explanation of the budget and expenditures. The Board meets on the third Monday of every month at 6:00pm, and the first 30 minutes is open forum for anyone who has questions or an issue. The Board appreciates your interest and involvement.

Know when the next Board meeting is? Need to know who the Board members are? Who's on the committees? What's in the deed restrictions / covenants or bylaws? It's all on our website:

www.saddleridge.com



SaddleRidge Volunteers

One of the things that has made SaddleRidge a great place to live has been the property owner volunteers who have donated considerable time and effort to take care of the seemingly endless things that need to be done. Many of these people serve year after year in different roles to ensure that our limited funds are spent the best way possible.

In addition to each year's Board of Directors who are elected to the positions, there are many other people who support SaddleRidge.

The Architectural Committee is comprised of Ricardo Cardenas, Pat Caballero, and Ricardo Rivera, who invest many hours to ensure that construction in the neighborhood meets the requirements of the deed restrictions.

Karen Stewart now manages the clubhouse reservations and the cleaning contractor, a position that Lee Gibson supported for a number of years.

Until a couple of months ago, Larry Crosby was a maintenance committee of one person for three years or more, handling many of the daily maintenance tasks involved in keeping the clubhouse and the entrances functional.

The Nomination Committee is comprised of Francis Savage and Jim Beall, both of whom invest time each year to find volunteers to run for election to the Board.

Judy Garrett is the Neighborhood Watch Committee. Judy invests considerable time letting many us

know by email of Hay's County Sheriff's concerns, communicating with Neighborhood Watch block captains, and organizing the annual National Night Out.

Vivian McDonald writes and mails welcome letters to new SaddleRidge property owners whenever lots transfer.

Cecil and Lee Gibson have invested many, many hours of personal time over the past 7 years serving on the board, the Architectural Committee, and various other committees.

Joe and Lynn Williams maintain the SaddleRidge website and the SaddleRidge database, which tracks lot transfers, property ownership, and dues owed and paid.

The SaddleRidge Ladies Group gets involved in neighborhood activities, and is working on decorating the south entrance this Christmas.

In addition, there are the unrecognized individuals who walk on a regular basis and pick up trash along the roads, keeping our neighborhood clean.

I apologize to all of those people I've missed who work hard to make SaddleRidge a great place to live. Even with all of the people mentioned above, we still need to get other property owners and residents involved. If you're not on the list above and can spare even one hour a month (or less), contact one of the Board members. Get involved in making your neighborhood a better place. Thanks.