

Saddlebrook Farms

November 2002

Yea!! It's Finally Here!

Introducing the first, official Saddlebrook Farms newsletter! It has been a long time coming, but we now have a newsletter committee that is raring to go and a lot of information to get to all of our friends and neighbors.

Please take a few moments to read through our first edition and feel free to give us your feedback. We are planning to produce the newsletter quarterly and want to make sure we include information that is valuable and informing.

- The Newsletter Committee

Board of Directors

Tracy Martin; 9502 Victory Row
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Jennifer Van Alstyne; 9710 Girth Lane
413-4622/ reefanatic@hotmail.com

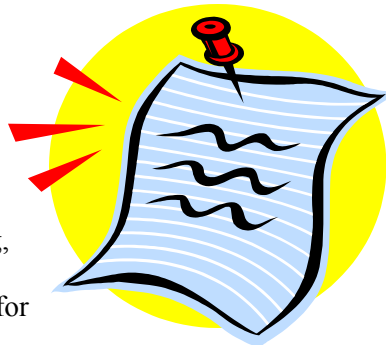
Wanda Guntz; 9734 Horseshoe Pass
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Or: HOASaddlebrook@yahoo.com

Board of Directors Notes

The second annual Saddlebrook Farms Home Owners Association meeting was held on September 24, 2002 and marked the official handoff of the HOA from Continental Homes to the actual homeowners. During this meeting, your new Board of Directors was elected and community members were asked to volunteer for newly formed committees.



As we begin our first year on our own, we the Board, encourage you to get involved, get to know your neighbors, and help us ensure that our community is a safe and fun place to live. We encourage you to share your views, ideas, and concerns with us and to take initiative to improve our community. If you have concerns or suggestions, please put these in writing and send to the Board of Directors in care of Asset Property Management (APM). The Board gets a full report from APM and together the issues are addressed.

The next board meeting will be held at 9710 Girth Lane on December 16 at 6:30 pm. Board meetings are open to all community members; however, you must call in advance if you plan to attend. If you would like to speak at a board meeting, please submit your request to Asset Property Management or to a board member at least one week in advance so that we may add you to the agenda.

- The 2002-2003 Saddlebrook Farms HOA Board of Directors

Get Involved!!

Within our Home Owner's Association, we have created several committees



dedicated to fostering community involvement and protecting our property value. Following is a list of the committees and upcoming meeting information. If you are interested in volunteering for a committee, please contact any board member.

Social Committee:

Sunday, January 26; 6 pm
9435 Victory Row

Newsletter Committee:

Sunday, February 2; 6 pm
9435 Victory Row

Safety Committee:

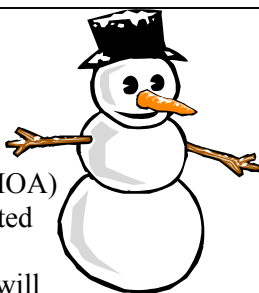
Sunday, January 12; 6 pm
9710 Girth Lane

Architectural/Landscape:

Sunday, December 15; 6:30 pm
9502 Victory Row

Holiday Decorating Contest

Get ready for the first ever, Saddlebrook Farms Holiday Decorating Contest! During the week of December 16, our esteemed judges (board members from a neighboring HOA) will be cruising our community looking for the best decorated homes (exterior). There will be two categories: Most Traditional and Most Kid Friendly – the winners of which will receive a yard sign recognizing them and mention in our next newsletter. In addition, an Overall Grand Prize will be awarded and the winner will receive a \$50 gift certificate to a local home improvement store. (Please note: the Grand prize can be awarded to any house regardless of winners of above-mentioned categories. All winners must be current on HOA dues in order to participate.)



Yard of the Quarter



The newly formed Social Committee is starting a new quarterly program to recognize the hard work of homeowners to beautify their front lawns and our neighborhood. The contest will be judged by the employees of Asset Property Management.

This quarter we are awarding the first ever, Saddlebrook Yard of the Quarter Award to 9419 Victory Row!! If you haven't seen this amazing and colorful display, please check it out.

Friendly Reminders

Responsible Renters

Are you planning to lease out your home? If so, please give a copy of the HOA By-laws and Deed Restrictions to your tenants so they will be aware of our community regulations. Remember, you are responsible for the compliance of your tenants as long as you own the home.



Keep Our Kids Safe

Please remember to drive slowly through the neighborhood. Although we all do our best to teach them, children do not always remember to look before entering the street. Also, whenever possible park in driveways or garages to keep the narrow roads free of blind hazards.

Scoop the Poop

When taking your pets for a walk, please be considerate of your neighbors and clean up after them – especially when they do their business in someone else's yard.

Sunrooms, Gutters, and Fences – Oh My!

Have you made improvements to the exterior of your home? Did you remember to get approval?

According to the our HOA By-laws and Deed Restrictions, you must obtain approval prior to making any changes, additions, or improvements to the exterior of your home. This could include: staining of fences, adding gutters, front yard landscaping, structural additions, etc. (please refer to your HOA guidelines for details).

If you have forgotten submit your request, you can still do so and get retro-approval. Simply detail your plans or changes and fax them to 349-4477. You can also call Asset Property Management at 342-1181 and request a form to submit.

All previously unapproved additions or changes must be submitted for retro-approval by January 1, 2003. After that date, all unauthorized improvements will be considered in violation of the HOA By-laws and Deed Restrictions.

Classified Ads

Calling all babysitters, dog walkers, lawn care providers, and more! If you offer a service or are looking for a service, why not advertise in the Saddlebrook newsletter. There is no charge of course, just contact any board member with your information by the next newsletter deadline.

Important Contacts

Continental Warranty.....496-2668
Asset Property Management....342-1181
Fire and Police Emergency 911
Street Repairs..... 311

Saddlebrook HOA
Board of Directors
HOASaddlebrook@yahoo.com



Newsletter Submissions

If you would to submit or recommend and article for the newsletter, please contact any board member. The contribution deadline for the next edition will be January 31, 2003