

# Saddlebrook Farms

FEBRUARY 2003

*Greetings friends and neighbors from the HOA Board and Committee members! We hope you all had a safe and merry holiday season and are enjoying health and happiness in this New Year.*

*In this issue of our newsletter you will find information on upcoming social events and activities, results of the Holiday Decorating Contest, a few reminders for living in our community, and an explanation of where your HOA dues go. In addition, we have included an application for a community directory. As always, we want this newsletter to be valuable for you and we welcome your ideas and input.*

## New Neighbors

Do you have a new neighbor? Or are you new to the Saddlebrook? We would love to welcome new residents but we don't always know who they are. If you just moved here or have a new neighbor, please contact any board member and let us know.

## Holiday Decorating Contest

Congratulations to the winners of our first ever Holiday Decorating Contest!

**Most Kid Friendly**  
9723 Keeneland Run

**Most Traditional**  
9730 Horseshoe Pass

**Grand Prize**  
9714 Keeneland Run

## Saddlebrook Spring Social

Join all of your Saddlebrook neighbors for games, food, and fun at our 2003 Spring Social!

**Saturday, April 12**  
**1-4 PM**

### Horseshoe Pass culdesac

Hot dogs and all the fixings, chips, sides, and drinks will be provided. Residents are asked to bring two dozen cookies to share with neighbors- if there are any left, everyone can take a variety plate home!

Kids of all ages can jump on the Moonwalk, make fun crafts, and take a crack at the Pinata!!

Thank you to Continental Homes for donating all of the food!  
Rain Date: April 26

## Yard of the Month

The Social Committee has made a slight change in recognizing the beautiful yards in our community. Due to the fact that it's hard for yards to look spectacular in the winter, we have changed the program to Yard of the Month rather than Quarter. Recognition will be awarded April through September. So neighbors – start getting ready now to show off in just a couple of months!



## Why We Pay HOA Dues?

Each quarter we receive our statement for payment of homeowners association dues. We look at the bill, and wonder what exactly are we paying for, and, if we don't pay the dues, what are the consequences?

Per Saddlebrook Farms Subdivision, "Declaration of Covenants, Conditions, and Restrictions", Article IV, Covenant for Maintenance Assessments, Section 4.1, Creation of the Lien and Personal Obligation of Assessment, each homeowner upon purchase of a Continental home in this subdivision, agrees in conjunction with the purchase of their home, to pay to the Association:

- a.) Annual assessments or charges (Association Dues)
- b.) Special assessments for capital improvements (i.e. Saddlebrook sign @ entrance)

Per Section 4.8, Effects of Non-payment of Assessments-Remedies of the Association, an assessment not paid within sixty (60) days after the due date shall bear interest from the due date at a rate of ten percent (10%) per annum. The Association has an option to either place a lien on the property or to initiate foreclosure proceedings against the property. Delinquency status also results in loss of the privilege to vote on matters relevant to the operations of your subdivision.

Saddlebrook Subdivision employs Asset Property Management to oversee the day-to-day operations of our association. Asset Property Management is responsible for:

- a.) Collection of all assessments
- b.) Establishing and maintaining our bank account
- c.) Maintaining all association records
- d.) Preparing annual budgets and financial statements
- e.) Subcontracting for maintenance of common areas
- f.) Negotiating for utility services
- g.) Paying taxes, inspection fees, permits, and maintenance
- h.) Providing insurance assistance
- i.) Enforcing deed restrictions

Prompt payment of your association dues is vital to our day-to-day operations. It also affords us the opportunity to set money aside for capital expenditures, which minimizes the chance that your annual homeowner assessments will increase.

## Friendly Reminders

**Bus Stops:** Parents - many of your children meet the bus in front of a neighbor's house. Please remind them to be as respectful of those neighbors and their property as they would at their own home. This includes not throwing trash on the lawn or street, staying out of backyards, staying out of gardens, etc.

**Fireworks:** Although fireworks can be fun and are often part of holidays and celebrations, they can also be dangerous and are illegal in San Antonio city limits (not to mention, they are messy). Please respect our community and your neighbors by not using fireworks in Saddlebrook.

**Holiday Decorations:** Still have the holiday lights up? If so, please remember to take them and all other holiday decorations down until next season.

## Architectural Control Committee Report

Time's Up!!! As stated in the November 2002 newsletter, all requests for retro-approval on any changes, additions, or improvements to the exterior of your home were due by January 1, 2003. Many thanks to all who complied and submitted their requests.

Our Architectural Control Committee (ACC), along with the Board of Directors and Asset Property Management is designed to uphold our Deed Restrictions and By-Laws. Therefore, prior to planning any improvements, changes or additions to the exterior of your home (which also includes your back yard), please refer to the Deed Restrictions and By-Laws, and submit your request to the ACC for approval.

Any improvement or change that is out of compliance or without approval may result in more cost and work to you. The HOA board has approved a \$25.00 fine per violation to all unapproved and out of compliance improvements, changes or additions. To submit a request, simply detail your plans or changes and fax them to Asset Property Management at 349-4477. You may also call them at 342-1181 and request a form to submit.

# Saddlebrook Directory

The Social Committee is putting together a community directory that will include resident information as well as local, important, and useful contacts. Community directories help foster relationships among residents, provide home owners with emergency contact information for each other, and keep all of the numbers you need close at hand.



Below is a form for you to cut out and submit for inclusion in the directory. Resident information is completely voluntary but we would love to see everyone involved at some level. This directory will only be available to Saddlebrook residents.

Please submit your information (with signature) by **Friday, March 14**. The forms will be collected and compiled by Kandice Turner but will be stored at the Asset Property Management Office. If you choose not to participate, please still submit a form with your address indicating that you choose not to be included.

Mail or drop off form to: 9435 Victory Row; OR  
Fax to: 520-0962

# Share Your Contacts

A resident of our community recently suggested that we accumulate names of contractors, suppliers, vendors, etc. that others in Saddlebrook have successfully used. If you know of a good painter, decorator, lawn care provider, housekeeper, babysitter, etc. - let us know! If you have had a great experience with a person or firm you would like to recommend please contact any board member. These will be made available through the directory (with permission of the contact).



# Saddlebrook Directory Application

The Saddlebrook Farms Community Directory will include names, addresses, phone numbers, and emails of residents. Children's names may also be included. Your listing in the directory is voluntary and will only be included if you provide written permission. If there is information that you do not want included in the directory, please do NOT list it below.

Please include me in the directory

Please do not include me in the directory

Adult Name(s): \_\_\_\_\_

Address: \_\_\_\_\_

Home Phone: \_\_\_\_\_ Work Phone: \_\_\_\_\_

Email address(es): \_\_\_\_\_

Emergency Contact: \_\_\_\_\_

Hobbies or Special Interests: \_\_\_\_\_

Children's Names: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

*Please see other side for survey questions*

## Board of Directors

### James Mendez, President

9702 Horseshoe Pass  
520-8894/ Jcub@ev1.net

### Jennifer Van Alstyne, Vice President

9710 Girth Lane  
413-4622/ reefanatic@hotmail.com

### Wanda Guntz, Secretary

9734 Horseshoe Pass  
509-4939/ jguntz@satx.rr.com

### Tracy Martin, Treasurer

9502 Victory Row  
twmartin@ev1.net

### Kandice Turner, Member at Large

9435 Victory Row  
520-0937/kandiceturner@hotmail.com

You can also contact the Board at:  
HOASaddlebrook@yahoo.com

*Next Meeting: Monday, March 24*

## Important Contacts

Continental Warranty  
496-2668

Asset Property Management  
342-1181

Fire and Police Emergency 911

Street Repairs 311

## Newsletter Submissions

If you would like to submit or recommend an article for the newsletter, please contact Kandice Turner at 520-0937 or kandiceturner@hotmail.com. The contribution deadline for the next edition will be May 2, 2003

## Classifieds

### MARY KAY

Donna L. Mendez  
Independent Beauty Consultant  
Call for a complimentary facial  
(210) 520-8894

If you offer a service, are looking for a service, have something to sell, etc. - why not advertise in the Saddlebrook newsletter? Just contact Kandice Turner at 520-0937 or kandiceturner@hotmail.com with your information by the next newsletter deadline. These ads are free to home owners.



## While you are at it . . .

In addition to submitting information for the directory, please answer the following questions so that the Board of Directors and Committee Members can better serve you.

What kind of information would you like to see in the newsletters? \_\_\_\_\_

\_\_\_\_\_

What kind of social activities would you like to see in the neighborhood? \_\_\_\_\_

\_\_\_\_\_

What (if any) improvements would you like to see made to Saddlebrook? \_\_\_\_\_

\_\_\_\_\_

Other Comments/Feedback: \_\_\_\_\_

\_\_\_\_\_