

Saddlebrook Farms

MAY - JULY 2003

Yahoo - its Spring! The weather is warm, flowers are blooming, and school is almost out! Its a great time for being outside, making home improvements, and enjoying our neighborhood. Unfortunately, its also time for fire ants and crazy weeds. Check out this issue of the newsletter for great ideas on getting connected to your neighbors this season, getting rid of fire ants, and more, more . . .

Progressive Dinner Party

Have you ever thrown a dinner party only to be chained to the stove all evening and unable to enjoy your own party? Well a **Progressive Dinner Party** is what you need to avoid that entertaining pitfall.

Gather a couple of neighbors and split up a three course meal - one course at each home. House number one prepares the appetizers, house number two makes the entrée, and the dessert is provided in house number three.

Worried about childcare? Involve a fourth couple, split a sitter and let the children stay at the fourth couple's home while you enjoy your evening.

If you are interested in participating in a **Progressive Dinner Party** contact Jennifer Van Alstyne at 413-4622.

Yummy Recipe for your Next Gathering

Cool & Creamy Chocolate Fondue

¾ cup semi-sweet chocolate morsels

1 container (8 ounces) frozen whipped topping, thawed

½ tsp Pampered Chef Pantry Korintje Cinnamon

½ tsp vanilla extract or adults can use rum (both are optional)

Assorted fresh fruit dippers such as whole strawberries, apple, peach, banana, or pear wedges (optional)

Directions:

1. Place chocolate morsels and half of the whipped topping in **Small Batter Bowl**. Microwave, uncovered, on HIGH 1 minute or until chocolate is melted and smooth, stirring after each 20-second interval. Fold in remaining whipped topping, cinnamon and rum extract, if desired; mix until smooth. Cover; refrigerate at least 30 minutes.
2. To serve, spoon fondue into small bowl. Serve with fruit dippers, if desired.
3. To create fun fruit dippers use some of our other products such as our Apple Peeler/ Corer/ Slicer, V-Shape Cutter, Crinkle Cutter, Apple Wedger, Egg Slicer Plus, Julienne Peeler, The Corer or our new Creative Cutter Set.

Yield: 2 cups (16 servings) **Nutrients per serving:** (2 tablespoons fondue):
Calories 80, Total Fat 5 g, Saturated Fat 3 g, Cholesterol 0 mg, Carbohydrate 7 g,
Protein 0 g, Sodium 0 mg, Fiber 0 g

See the back page for information on Pampered Chef consultant, Jennifer Van Alstyne.

Start a Group

Many of you have expressed the desire to have small interest groups started in Saddlebrook. We think that's a great idea and encourage each of you to lead the way. If you have a hobby, sport, or interest that you would like to share with neighbors, let us know and we will place a special ad in the next newsletter. Here's a few to get us started:

Mary Mora is seeking people who like to play Bridge. If you are interested, please contact her at ????.

Several parents have shown interest in developing a Children's Playgroup. If you are interested in participating or coordinating, please contact **Jennifer Van Alstyne** at 413-4622.

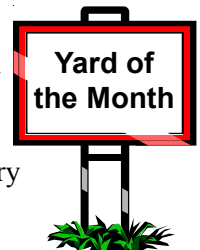
Like to make Scrapbooks? Its more fun with friends. Contact **Kandice Turner** at 520-0937 if you would like to participate in some home crop nights.

Directory Update

Thanks to all of the home owners who have turned in Directory Applications. If you haven't submitted your information yet, its not too late - last chance for this edition will be May 31. If you need a copy of the application, contact any board member.

Yard of the Month

Congratulations to ???????? ?????? ?????? at ????. Street name for winning the Yard of the Month for May 2003! Blah blah blah about what kind of flowers and greenery they have planted.



The Board of Directors - Duties and Responsibilities

The Board of Directors is comprised of 5 members who are elected at the HOA annual meeting in September. Nomination forms are mailed to each homeowner in the subdivision, if they are current in their association assessments, and are also received from the floor during the meeting. Serving on the Board is strictly voluntary and there is no financial gain.

Officer designations are voted on within the Board itself and the Board has the authority to appoint committees to serve the needs of the Saddlebrook community. To date, Saddlebrook has 4 committees in operation: architectural control, safety, and newsletter/social. Homeowners are encouraged to volunteer to serve on each of these committees.

The Board has specific duties and responsibilities, which are detailed in Section 7.2 of the Bylaws:

1. Maintain complete records of all acts and affairs of the Association, and provide a report at the annual meeting.
2. Supervise all officers, agents and employees of the Association. (ex. Asset Property Management)
3. Fix the amount of the annual assessment, send written notice of assessment, foreclose lien against property for which assessments have not been paid.
4. Procure and maintain adequate liability and hazard insurance.

Asset Property Management has been hired to perform these functions for the association. The Board works with Asset to ensure compliance of these duties and responsibilities. The responsibilities of the Board are universal, meaning; we protect the interest of the subdivision as a whole, not individual homeowners.

Street lights and signs, pot holes, common area maintenance, things that are visible from the street, such as, unruly **front** yards, company vehicles, broken down or abandoned vehicles, necessitate the attention of the Board. There has been much discussion at the Board meetings regarding the issuance of citations for noncompliance. These citations will be treated in the same manner as nonpayment of assessments, in that legal ramifications will be attached. Some calls received regarding issues in the subdivision, are not under jurisdiction of the board and often have to be dealt with by other authorities (i.e. City of San Antonio). Keeping our neighborhood beautiful is everyone's responsibility, so let's work together!

Architectural Control Committee Report

Weeds, weeds, weeds . . .

Spring is in the air once more, and along with the beautiful weather comes the growing weeds.

Any lawn and garden center will be able to assist you with questions concerning the removal of those pesky weeds in your yard. Generally though, any weed and feed fertilizer used early on usually helps; but from time to time, you may still find yourself using the proven method of "crawling" around the yard on hands and knees pulling them by hand.

The Architectural Control Committee would also like to take a minute to reiterate the importance of yard maintenance in our community, not just to upkeep our lawn for ourselves, but for our neighbors as well.

You may have noticed that there are a few houses up for sale or rent in our little community lately. If we fail to properly maintain our houses/lawns, it detracts from the "whole", meaning that some prospective buyer may not want to purchase a home next to one with an unusual amount of overgrowth/weeds in the lawn. Poor upkeep of the lawn as well as the house, also decreases the property value of all our homes. So please be considerate of others and maintain your yards. With summer rapidly approaching there are sure to be several teenage or younger neighbors posting signs for lawn care at a reasonable cost.

Home Improvements and Deed Restrictions

If you are planning an improvement to your home or yard, please refer to your deed restrictions and by-laws prior to submitting your request, to insure you will be within the guidelines. If you have made improvements to your home or lawn with out prior approval, they are in violation of our bylaws and will be subject to fines. Please contact Asset Property Management if you have any questions regarding this.

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.

Have You Done the Texas Two-Step?

Grrr . . . those pesky fire ants are always trying to ruin our outdoor fun. This two-step method is a simple approach to controlling fire ants.

The **first step** is to broadcast a bait insecticide over the entire yard. When collected by worker ants, bait particles are carried to the colony and shared with the queen and other ants. Less pesticide is needed with baits because this form of delivery is so efficient.

The **second step** is to treat individual mounds. This is the fastest way to get rid of individual colonies. It is not necessary to treat all fire ant colonies with mound treatments after applying the bait treatment. Limit step two treatments to high traffic areas, area near your home's foundation and other trouble areas.

So what kinds of products are recommended for treating fire ants? If you are planning to use chemical insecticides for fire ant control you have several options available. For broadcast baits the Texas A & M University (TAMU) website suggests several including Amdro, Combat, Pro bait, Siege Pro, Ascend, and Varsity. For treating individual mounds some of their suggestions include Bayer Advanced Garden, Citrex, Diazinon, Dursban, Garden Tech Sevin, and Terro Fire Ant Killer.

Organic control can be gained by using beneficial nematodes. These microscopic critters can be purchased from garden centers such as Rainbow Gardens on Bandera Road. These critters can be mixed in a water hose sprayer to be broadcasted throughout the yard or mixed in a bucket to treat individual mounds. It is said that if you keep your yard watered well the beneficial nematodes can live up to 2 years.

To make sure you are not taking one step forward and two steps back. It is recommended to have a **fire ant block party**. By joining with our neighbors we may be able to reduce our costs, improve control and have fun at the same time. There is less chance for re-infestation if adjoining yards are treated. That means fewer treatments. Contact your block captain or a board member to help coordinate your fire ant block party.

For more helpful information about treating fire ants visit <http://fireant.tamu.edu/>

Friendly Reminders

Fireworks: The Fourth of July is just around the corner and although fireworks can be fun, they can also be dangerous and are illegal in San Antonio city limits (not to mention, they are messy). Please respect the law, our community, and your neighbors by not using fireworks in Saddlebrook.

Holiday Decorations: Sadly, the holidays are over (and have been for five months). So, as much as you might be hoping Santa is still coming to bring you that bike or dolly, it's probably not going to happen - even if you leave the lights and decorations up on your house.

Traffic Hazards: For those of you who live on corner lots (or across from them), please be aware that cars parked on the street in front of these houses make it very difficult for others to see as they drive through the neighborhood. When possible, please park in your garage or driveway.



Recreational Area Exploratory Committee

You asked for it . . . the Saddlebrook HOA Board of Directors is looking for a group of individuals to research the possibility of establishing a neighborhood recreational area. These individuals would be asked to create a proposal to be presented to the Board of Directors and the Management Company for review.

At this time it is imperative to do the fundamental research needed to fully consider all aspects of this project. We need the answers to several questions. Where are we going to put this recreational area? How will we finance the land and any structures? What kind of insurance do we need? Will association dues have to be increased? If so, by approximately how much? Can a recreational area raise my property values? And more.

Since so many items must be considered in relation to this potential project, it would be helpful to have individuals with various life and work experiences. Areas of expertise needed might include persons with previous experience in construction, law, insurance, real estate, accounting, loans, land appraising, safety and recreational development.

If you are interested in making this a reality for our subdivision please contact Board member, **Jennifer Van Alstyne**.

Community Garage Sale

There have been several requests for a community wide garage sale. What we need now is someone to organize and coordinate one. Anyone, anyone, Bueller? If you are interested in heading up this event, please contact board member, Kandice Turner to volunteer.



Classified Ads

Our neighbors have talents, skills, and businesses from which we can all benefit! If you are interested in placing an ad in the next issue, please contact Kandice Turner at 520-0937 or kandiceturner@hotmail.com with your information by the next newsletter deadline. These ads are free and available only to Saddlebrook residents.

PERSONAL CARE / BEAUTY

Donna L. Mendez, 520-8894
Mary Kay
Independent Beauty Consultant

Call for a complimentary facial

Janie Cortez, 521-4795
Mary Kay
Independent Beauty Consultant

PIANO LESSONS

Andrea Segall, ??? - ????
rickandandrea@grandecom.net
1/2 hour lesson for \$8
Flexible schedule

CRAFTS / HOBBIES

Anyone interested in making beautifully unique and creative cards or enhancing your scrapbooking memories? Just call **Michelle Russo**-Stampin' Up Demonstrator. I take orders anytime or come to your home and have you host a Stamp Party. It is amazing how much money you can save making your own cards and not spending all of your time card shopping! There is no cost to host a party and is free merchandise involved. To schedule a party or inquire, my home number is 256-6362 or email shellrusso@satx.rr.com.

COOKING / KITCHEN

If you are interested in receiving free and nicely discounted Pampered Chef products, open your home to **The Pampered Chef**. Schedule your Kitchen Show today or request your catalog by contacting **Jennifer Van Alstyne**, *Independent Kitchen Consultant for the Pampered Chef* by calling (210) 413-4622 or sending email to Pchef@hotmail.com.

AUTO ACCESSORY INSTALLATION

Just call **Mike Russo** who has over sixteen years experience window tinting, installing car stereos, car alarms, and other video equipment into vehicles. Prices vary on installation of products. For a guaranteed satisfactory tint job on a four door vehicle, he charges \$100.00 with premium high quality tint, a two door vehicle is \$85.00 and for just two windows it is \$25.00 a window. Just call 256-6362 and ask for Mike.

HOUSE PAINTING

Robert Hernandez
Exterior & Interior Painting Contractor
Residential and Commercial
Ceilings - Acoustical - Spray - Texture -
Tape - Float
Tel.# (210) 682 - 5009
Cell# (210) 722 - 6252
FREE ESTIMATES

LAWN CARE/MAINTENANCE

Sandra Hansen
543-2582 / Cell - 452-0641
Evenings/Weekends
Weekly, Biweekly, Monthly,
or One-time cleanup.
Reasonable Rates



Jacob and Cristofer
256- 8520
We can mow lawns, pull weeds, and more.

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, June 23

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 August 1, 2003