

Saddlebrook Farms

December 2003

Greetings friends and neighbors from the Homeowners Association board of directors and Asset Property Management. We wish everyone a happy and healthy holiday season and a prosperous new year!

In this issue of the newsletter, you will find information regarding our new Web site, a few reminders for living in our community and contact information for this year's board of directors. As always, we want this newsletter to be valuable to you and we welcome your ideas and input.

How Grinches are Vandalizing Saddlebrook

Every Homeowner down in Saddlebrook liked Christmas a lot...we just don't like our Christmas lights being sliced and cut!

These vandals must truly hate Christmas...now they "tag" our ditches...hmmm, must be some Grinches?

So far, you know, the Grinches think they are so smart and so slick, but I will tell you now, SAPD is ready for their next trick...

All of a sudden the Grinches stared down at Saddlebrook! The Grinches popped their eyes! Then they shook! What they saw was a shocking surprise!

"How could it be so? We do so many harmful things to them when they don't know?"

Then these so-called "Grinches" thought of something never before! "Maybe we should stop vandalizing before we get caught and get knocked to the floor."

And what happened then...?

Well...in Saddlebrook they say

That the Grinches' small hearts grew many times that day!



Holiday Decorating Contest

Congratulations to the winners of our 2nd annual Holiday Decorating Contest!

Most Kid Friendly

9539 Preakness Pass

Most Traditional

9502 Preakness Pass

Grand Prize

9714 Kenneland Run

New Neighbors

Welcome to those owners who have moved in during the last quarter:

Audrey G. Louis

9726 Horseshoe Pass

Jeffery & Shelly Balay

9722 Girth Lane

Rachele & John Forsythe

9510 Victory Row

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.

Homeowner Assessment Responsibility

When you purchased your home within the community association, you automatically became a member of the association and will remain so for as long as you own your home. Membership in the association is mandatory and every owner must abide by the requirements set forth in the community's governing documents (Declaration of Restrictive Covenants, Conditions and Restrictions). You should have received a copy of these documents at the time your home purchase was closed by the title company.

As a property owner in a community association, you are required to pay assessments, abide by the community's rules and restrictions and maintain those areas of your home for which you are responsible.

To cover operating expenses, the association must have funds. All homeowners within the community are required to pay assessments to the association. The rate of assessment is established each year by the Board of Directors, along with the adoption of the annual budget for your community. The assessment amount for Saddlebrook Farms homeowners equates to \$14.58 per month. This amount covers maintenance of common areas, administrative needs, and reserve funding for major repair and replacements.

Your assessment is the primary source of income for your association. Legally, you cannot withhold assessment payments because you are dissatisfied with certain aspects of the community. The value of the community is adversely affected if assessment payments are withheld. If you have a complaint or concern regarding the community's operations or administration, please contact ASSET PROPERTY MANAGEMENT, INC.

Be advised that legally the association is empowered to invoke monetary penalties, cause a lien to be filed, file a lawsuit and even sell the owner's property in a foreclosure proceeding for the homeowner's non-payment of assessments. While this might seem extreme, your association can operate only if all the owners pay their assessments when due, and accordingly has the power to collect all assessments to properly maintain your community.

Statements for assessment payments are sent as a courtesy. In the event you do not receive a statement, it is still your responsibility to know when your assessments are due and payable, and ensure that payment is made. Assessments are due quarterly. However, if another option is best for you the following apply:

Quarterly	\$43.75 (due January 1st, April 1st, July 1st, and October 1st)
Semi-Annually	\$87.50 (due January 1st and July 1st)
Annually	\$175.00 (due January 1st)

Please be advised that if payment in full is not received by the due dates specified above, late fees will apply per the governing documents of the association.

If assessments are unpaid, a reminder notification will be sent by Management. We certainly understand that everyone overlooks things from time to time. If assessments remain unpaid after the first reminder, collection efforts will follow with any and all fees for such collection added to the homeowners account.

Barking Dogs? Cats on Leashes? Licensing? Oh My!

That's not my cat!

It is if you feed it! The City Code defines an owner of an animal as a person or the legal guardian of the person who feeds or harbors the subject animal for more than 72 hours without the presence of the subject animal being recorded in the records of the Animal Care Services Division of the Health District as a stray animal.



Stray Animals

Animal Control works to reduce the number of stray dogs in San Antonio. Fewer stray dogs and cats mean fewer problems for residents, fewer animal bites, less spread of disease, less property destruction and fewer animal population problems.

Please report all stray dogs or cats to Animal Control by calling 210.737.1600.

If a stray needs to be reported after hours or on holidays when the shelter is closed, call 210.207.8880 and ask for station one to have an Animal Control Officer paged to respond.

Barking Dogs

Have a problem with barking dogs? Call Animal Control. An officer will be dispatched to the address. The dog's owner is notified when Animal Control is sent to the address, whether there is a violation or not.

To report a barking dog to Animal Control please call 210.737.1600. If the dog is barking after hours or on holidays when the shelter is closed, call SAPD at 210.207.7273 and an officer will be paged to respond.

Yes Virginia, cats need to be on leashes too!

All dogs and cats in San Antonio must be confined to their owner's property at all times except when on a leash. Animal Care Officers have the legal authority to enter unenclosed front yards of private property to impound unrestrained animals.

Excuse me Sir, May I see your license?

All dogs, cats and domestic ferrets must be licensed by sixteen (16) weeks of age and annually thereafter with the City of San Antonio, Animal Care Services Division. Proof of rabies vaccination must be demonstrated when the license is issued. The license expires on the date of the annual rabies vaccination. Dogs must wear license tags on their collar at all times when outside.

- License fees are not required for government owned working dogs or dogs properly trained to guide or otherwise assist a physically handicapped person.
- No person may use any pet license for any dog other than the pet for which it was issued.



Braun Road Construction Update

The construction project on Braun RD is being done by the San Antonio Water System (SAWS) to replace an existing section of pipe, which is 24", with new 36" pipe to increase the capacity for water distribution in this area.

Recently, the construction on the portion of Braun RD in front of the Saddlebrook Farms subdivision was completed and the two closed lanes were reopened as the project has moved farther east on Braun RD towards Bandera RD and is currently continuing just past Tezel RD.

The condition of the road is quite bad but will not be repaved until the completion of the project, scheduled for March 17, 2004. Several pot holes appear to be receiving temporary fixes; call 311 to report pot holes.

Additional information about the project can be found on the SAWS's Web site: http://www.saws.org/latest_news/construction/.

Saddlebrook Farms hits the Web

Our subdivision now has its own address on the Web:

<http://www.sbfhoa.com/>

"S"addle "b"rook "F"arms "H"ome "o"wners "A"ssociation

The Web site was created to provide information about our community to its members and potential new residents. Homeowners association regulations and architectural control committee documentation are just a couple of the many resources available. Be sure to visit the news and events section to get updates on our community as well as dates for upcoming meetings.

For additions, changes or corrections to the Web site, please contact Rachele Forsythe: sbfhoa@livemetal.com.

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 February 29, 2004.

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You can also contact the board at:

contact@sbfhoa.com

<http://www.sbfhoa.com/>

Next Meeting:
Monday, January 26