

Saddlebrook Farms

June 2004

Summer has barely begun but the heat and the weeds have already made their seasonal presence. In this issue, learn more about lawn maintenance for the summer months, how recycling is easy and accessible to everyone (and helps the community) as well as useful and money-saving information about SAWS Watersaver Landscape program that can earn you a large rebate on your water bill.

Also, be sure to check out the last page for information on meetings.



It's that time again! During summer, one yard per month will be selected as the Saddlebrook Farms "Yard of the Month."

In order to qualify, the homeowner must not have any pending late fees or violations.

Each monthly winner will receive a \$25 gift certificate to a local home improvement store and a stylish sign to

display in the yard. Evaluation of yards will take place on the 15th of July, August and September.

Look Out! People are in the Streets, too

After discussion with the city, it has been determined that Saddlebrook Farms does not qualify under any city requirements for an area desiring speed humps including one entrance, distance between intersections and size of subdivision. **Please slow down on Single Spur** and encourage others to do the same. Now that school is out, there are many more children at play and with the current speeding into the neighborhood, it is only a matter of time before an injury will occur.

If you observe a resident speeding, call 911 and report that person and a description of the vehicle immediately. We must be vigilant to keep our community safe.

Northwest Community Plan Update

In April, the finalized version of the Northwest Community Plan, updated every five years with suggestions from the community and city planners on what to build where, went before the planning commission and was adopted with the property neighboring Saddlebrook and the Shell station remaining C-3, commercial use.

The owners of the property at 9760 Braun RD are actively seeking a buyer for this land and the building of apartments is still a very real possibility. Thank you to everyone who signed the petition stating that we, as Saddlebrook residents, do not wish to see apartments built on this property.

The plan went before city council last month and was approved, so if anything other than a commercial property is desired to be built on this land, the developer will first have to have the community plan amended and then have the zoning changed.

Please be aware that until something is built on this land, the threat of apartments, or worse, is an issue that could arise again.

Save Water and Have a Beautiful Yard

As the temperature rises during the summer months, so do water bills, primarily from an increase in watering plants and the lawn. But this doesn't have to be the case: Follow the simple, easy and profitable steps of SAWS's Watersaver Landscape Rebate program. Simply put, enjoy native plants and while saving money.

The average lot size for Saddlebrook Farms falls somewhere between 4000 and 8000 square feet, meaning a potential rebate of **\$150-\$300** on top of the monthly savings you'll enjoy from a heat- and drought-tolerant garden. There are only a few key requirements for your yard to qualify and many of the homes in our neighborhood are very close:

- No more than 50% of the landscape can be covered by turf: Bermuda, zoysia or buffalo varieties only (no St. Augustine).
- A minimum of 4" of soil must be present under the turf.
- A minimum of one approved shade tree such as a live oak or red oak must be on the lot.
- Shrubs and flowers must be selected from an exhaustive list of approved native varieties including salvias, lantanas, pentas, red yucca, nandina, mountain laurel, ruellia, verbenas, vincas, zinnias, plumbago, sages, primrose/confederate/asiatic jasmines, crepe myrtle, oleander, trumpet vine, several species of palms, etc. etc. etc.
- Non-approved plants, including vegetables, can comprise 5% of the landscaping.
- Yards with a sprinkler system must pass a free irrigation-checkup.

The entire landscape must meet all requirements to receive the rebate which shows up as a credit on your water bill. Once your landscape has been approved, SAWS will monitor your water usage for 12 months and if your watering habits follow their recommendations, you will receive a gift certificate to a local nursery, bringing the total incentive to **\$282-\$375**, depending on lot size.

Visit the Watersaver Landscape Rebate site for more information:

<http://www.saws.org/conservation/h2ome/landscape/>

Create a watersaver landscape and enjoy a lot of color while saving a lot of green.



Bermudagrass Summer Tips

Here in Saddlebrook, our bermudagrass is one of the best lawn grasses for HOT areas such as San Antonio. Unlike St. Augustine, bermudagrass establishes a deep root system in order to access water hidden away in the topsoil below the grass. This deep root system not only prevents erosion of topsoil but also helps the grass survive periods of drought.

In the summer, to maintain the green color of your bermudagrass, it only needs 1/2 an inch of water per week. If you need to promote the growth of your bermudagrass, giving it a full inch of water per week should do the trick. A common reciprocal hose sprinkler will provide about 2 inches of water in an hour, therefore only run your sprinkler for about 15 minutes for maximum water savings. Be sure not to water your sidewalk, driveway or the street as it just wastes water.

Cut your bermudagrass once a week at a height between 1 inch to 1 1/2 inches. At this height and mowing frequency you can help keep your bermudagrass growing tightly to prevent weed growth. Bagging your lawn clippings will prevent weeds from spreading, if the lawn already contains weeds.

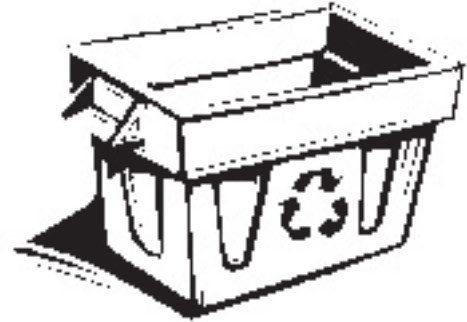


Recycling: It's Easier Than You Might Think

For years now, we've all heard it: "Reduce, Reuse, Recycle!" For many it seems less than practical, especially since we do not live in an area where recycling is mandatory and there are precious few public recycling places. But, there are several easy ways that you can recycle that will not only help to reduce the reusable materials that are filling up landfills but can also help the community.

Step One: Get your green bin.

If you don't already have a city recycling bin, call 311 and a bin will be delivered to your door. Recycling is collected every Friday. Many, many items can be recycled with the city including: plastics (1 and 2), glass (clear, brown, green), aluminum cans and steel cans. These items can be placed in your green recycling bin for collection. One easy method for collecting your household recyclables is to have a second waste bin, one that collects only plastic, cans and glass. When it's full, empty it into your container stored in your garage.



Step Two: Don't throw away those plastic bags!

Almost all store bags are recyclable (with the exception of Target bags, which are number 4 plastic). Most of these bags, such as HEB or Wal-Mart bags, are number 2 plastic and can be taken back to the store for recycling. Additionally, HEB has partnered with plastics recycler ENVIRO-BAG for the School Recycling Program. Schools can earn up to \$1.00 per pound for eligible bags collected. Even better, these bags are then made into kitchen and yard bags for purchase at HEB, completing the cycle of reuse.



Step Three: Be aware of paper waste.

It is amazing just how much paper waste we generate from the daily paper to junk mail to the box your toothpaste is packaged in. To further help schools in our community, collect all your paper and cardboard boxes. Having a plastic tub in the garage where these broken-down boxes can be stored is pretty useful. Another collection option is to keep a separate waste basket for paper in your office; even shredded paper is recyclable. Instead of polluting the environment with tons of paper, take it down to the green and yellow dumpster at Nichols elementary for recycling.

Step Four: Recycle everything!

All kinds of other materials are recyclable including hazardous waste, cell phones, brush, motor oil, even hangers. Please visit www.sanantonio.gov for several recycling options before you throw it away.

A Note about Plastics

Generally, only numbers 1 (PETE) and 2 (HDPE) plastics are accepted by community recycling programs. These two types, resistant to heat and moisture, are most popular for consumer products such as beverage containers and packaging. When buying products, note whether the plastic used by the manufacturer is numbers 1 or 2 and recyclable. Very often, manufacturers will use a higher number plastic simply to add color to the container, which then makes it nothing but garbage after the product is gone.

Opening Meeting Act

Recently, several homeowners have expressed an interest in attending board meetings to air issues of concern. Any homeowner has the right to attend a meeting of the board, provided that homeowner follows protocol:

- One week's notice is required to attend a board meeting. Board meetings are scheduled once a quarter: September, December, February and June.
- The homeowner's issue will be added to the agenda for presentation to the board *provided the agenda is not already full*.
- Each homeowner will be limited to **one (1)** issue per meeting.
- Each homeowner will be limited to **two (2)** minutes of speaking.
- The board will then confer on the issue and get back to the homeowner within a reasonable amount of time.

If you have an issue that you would like to present to the board, please contact JoAnna Panther with Asset Property Management, **342.1181**.

Board of Directors

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You can also contact the board at:

contact@sbfhoa.com
http://www.sbfhoa.com/

Managed by Asset Property
Manage, Inc.: **210.342.1181**

*Next Meeting:
2 August 2004*



Courtesy Notice: Parking and Garbage

Please remember your neighbors when you're parking your cars. The end of cul-de-sacs are not places appropriate for straight in parking; these are city streets and all vehicles improperly parked are subject to tickets and/or towing. Additionally, blocking the sidewalk in any manner when parking a car is a violation as well as inconsiderate. Please do not leave any cars hanging out over the sidewalk or into the street; this makes it very inconvenient for people trying to use sidewalks for walking. Contrary to popular belief, this area is municipal property, not private property.

When placing garbage out for collection, please use garbage cans when feasible. There have been several instances of animals ripping into trash left out overnight that was not protected by a garbage can with a lid. The result is garbage strewn all across the neighborhood as it blows from the house where the incident occurred. If an animal does get into your garbage, please clean up the mess asap.

Newsletter Submissions

If you would like to submit or recommend an article for the newsletter, please contact Rachele Forsythe at 213.2795 or sbfhoa@livemetal.com. The contribution deadline for the next edition will be August 31, 2004.