

# Saddlebrook Farms

## Quarterly Newsletter

Spring 2005

*Lots of exciting changes are scheduled for Saddlebrook this spring. We have changed management companies to Spectrum. The board feels Spectrum will provide superior service and management for our dollars.*

*Among the projects in line for the neighborhood, look for updated landscaping around the monument sign and the re-staining of common area fences at the end of cul-de-sacs. In this issue, get all the details about our new management company and more!*



### HOA Under New Management March 1st

All homeowners were mailed a new welcome packet the first week of March announcing the change of management companies from Asset Property Management to Spectrum Association Management. Please update your records with this new information. Second quarter assessment bills will come from Spectrum and need to be sent to Spectrum, not APM. Any pre-paid dues will transfer over.

The Spectrum Web site ([www.spectrumam.com](http://www.spectrumam.com)) offers convenient, online access to many services that used to have to be called, mailed or faxed in. These include:

- Electronic bill pay for assessments, including credit card payments
- Home improvement (ACC) submission form
- Report a violation submission form
- Information and maintenance request forms

Our property manager's information is below:

**Chade Nelson**  
**Phone: (210) 494-0659 ext. 23**  
**Email: [cnelson@spectrumam.com](mailto:cnelson@spectrumam.com)**

### Yard of the Month

Beginning in April, homes will again be eligible to win yard of the month with judging to take place mid-month through August. Each monthly winner will receive a \$25 gift certificate to a local home improvement store and a sign to display during the winning month.

In order to be eligible to win, the homeowner must not have any violations and must be up to date on assessments. Let's make the neighborhood bloom this season!



### New Neighbors

We would like to extend a hello and to welcome those residents who have joined our community during the last quarter:

Christopher Hettie &  
Melissa Brent  
9726 Girth Lane

**Voting for City  
Elections: May 7**

## A Note from HOA Board President, Wanda Guntz

Many of our residents have questioned the need to have a Homeowners Association, Board of Directors and a Management Agent in general. Therefore, the need arises to detail the need and scope of authority of each entity. Per the Recitals which are part of the Bylaws of Saddlebrook Farms Homeowners Association, Inc., it states:

And under the provisions of the purchase contract with the purchaser of each Residential Unit, the Declaration of the Saddlebrook Homeowners Association, Inc., the Bylaws and any provision under the Texas Condominium Property Act, the OWNERS delegate the authority to manage the Homeowners Association to an elected Board of Managers, which may be the Board of Directors of a not-for-profit corporation organized by the Owners; and

The BOARD, on behalf of the Association, desires to employ the AGENT to manage the ASSOCIATION and the AGENT desires to be employed by the ASSOCIATION.

This means that when you purchased your home in Saddlebrook, you agreed to the election of a Board of Directors—which takes place each September at the Annual Meeting—to oversee the affairs of the Association. The Board has the authority to employ a management company or agent on the HOA's behalf. The Saddlebrook Homeowners Association entered into a contract agreement with Asset Property Management on December 1, 2000. This agreement remained intact until March 1, 2005, when the current Board of Directors entered into a contract agreement with Spectrum Association Management, LP.

This was prompted by a letter to the Board of Directors from Asset Property Management, received via Certified Mail on January 27, 2005:

Re: Saddlebrook Farms Homeowners Association – Cancellation of Management Services

After diligent consideration, Asset Property Management, Inc. feels it is in our best mutual interest to terminate our management services effective March 1, 2005. This letter will serve as Asset Property Management, Inc.'s thirty days notice of cancellation.

As an established and reputable professional management firm, we only want to manage communities that sincerely wish to utilize the years of expertise offered by our staff members who so diligently serve our clients. It is our desire to partner with our clients and work towards the continuous, successful management of the properties in our care. An unfortunate situation, however, arises when it becomes all too difficult to work with what we perceive to be a heightened degree of unreasonableness with certain individuals within the community. Rather than struggle through a stained professional relationship, we have decided to terminate our services. We wish to thank you, Wanda, for your support of APMI in our endeavors to professionally manage the Saddlebrook Farms Homeowners Association.

Asset Property Management, Inc. will begin management transfer preparation so that all association records and funds can be turned over to the entity designated by the Board of Directors. We request that the Board of Directors provide Asset Property Management, Inc., with written authorization to release association items to whichever entity or individual the Board designates.

In closing, we look forward to facilitating a smooth and expeditious transition in management services.

Sincerely,  
Doug and Joanna Panther

The Board of Directors was already in the process of looking for a new management company. We as the Board felt that APM was not providing the level of service we felt we were warranted. Many of you had concerns with APM as well. You can also gather the discontent of one of our residents as he put forth a Public Awareness Notice. As far as the Notice was concerned, we are not in agreement as to how this situation was handled. This was a resident who had an issue and chose to involve all of the homeowners in his plight. Several calls were received from homeowners, which was a good thing, because it allowed me to answer questions that many of you have had for a while.

The Board has never sought to exclude the homeowners from any decision-making that is warranted to ensure the effective management of this Association. Timeliness is a factor and must be considered. As stated above, the Board was seeking to employ a new property management company but we had not yet made a decision as this is a very important issue and we wanted to allow ourselves time to make a sound decision. Upon receipt of the cancellation letter from APM, we were forced to expedite the process. We feel that we have chosen a “superior” property management company in Spectrum. Additionally, there will not be any increases to homeowner association dues. Before this is *ever* done, there will be a meeting and a vote from the homeowners.

The Articles of Incorporation of Saddlebrook Farms Homeowners Association, Inc., was filed in the Office of the Secretary of the State of Texas on October 13, 2000. The Articles of Incorporation, in Article Seven, states that “the affairs of this Association shall be managed by a Board of five (5) Directors.”

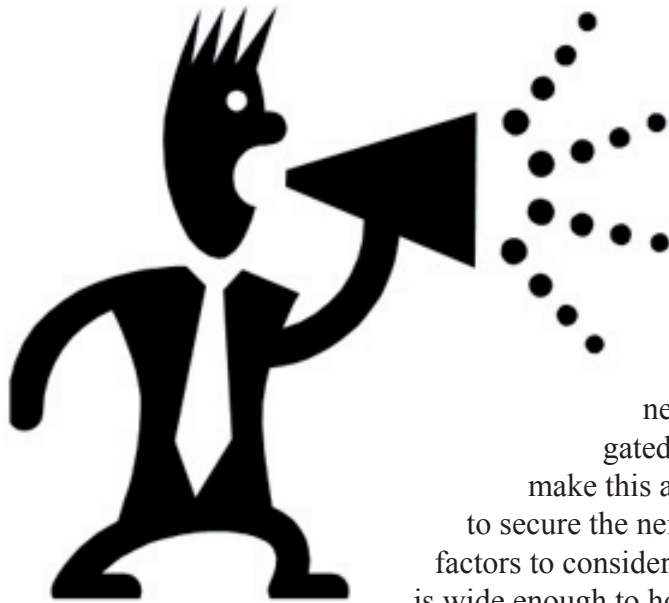
Article Eight, addresses dissolution, and states the following:

The Association may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3rds) of each class of members. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets (if any) of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any non-profit corporation, association, trust or other organization to be devoted to such similar purposes.

Some of our residents, upon receiving notices of deed violations from Asset Property Management, have toyed with the idea of dissolving the association as a whole. It is necessary for all of us to be aware of the ramifications of what would happen to this neighborhood if we did not have an active association in place. Decisions of this magnitude cannot be made out of anger, haste or without proper knowledge and research. WE NEED AN ASSOCIATION and a BOARD OF DIRECTORS. We would be living in a subdivision where upkeep of the neighborhood is left entirely up to each homeowner, with no guidance for compliance and no governing body to ensure compliance.

Some of you have expressed a desire to “just let’s try it.” Too much is at stake to just try it. Homes are the largest investment most of us will ever make; maintenance and upkeep of the neighborhood cannot be left to such a mentality. We have to protect our investment, and this is what an association and a board of directors does.

There will be differences of opinions, which is normal, but, we are *all* held accountable by the Articles of Incorporation, the Bylaws and the Deed Restrictions. This is what makes it FAIR and EQUITABLE for all homeowners.



## The Neighborhood Can Use Your Help

A lot of information is contained in this newsletter, but none is more important than this item: **SAFETY**.

Homeowners are expressing safety concerns. Many cars are being broken into. We need all of our homeowners to get involved to help us make our neighborhood safe. A suggestion was made to make this a gated community. Some of you have expressed a desire not to make this a gated community, in that you do not feel this would help to secure the neighborhood. We could explore this option but there are factors to consider with this option as well. We don't know that our street is wide enough to house the gate. We would become responsible for our own streets, garbage pick-up, etc. which some have expressed that they pay taxes for these services and want to continue to receive the services from the city.

We are working with the city to get more street lights in the areas that are identified to be dark.

We had also asked the city to consider putting a red light at the intersection of Single Spur and Braun Road. The inspector came out during the week of Christmas break, when school as not in session. He sat at the corner at 7:30 am, and obviously, traffic was slow. We have asked the city to re-evaluate this situation.

The bottom line is that we need your help. We need to know if your car has been broken in to. Has any property ever been removed from your home? Did you file a police report? We as the Board don't have access to this information, so we need it from you.

Do you have any suggestions? Please help us to make our neighborhood safe. We have a Safety committee and currently no one is serving on it. It is time for all of us to get involved to protect our investment.

Please contact one of your Board members to express your interest in working on one of the various committees in the neighborhood: Safety, Newsletter and Social. Other than the four (4) board members—one board member resigned when she sold her house and moved from the neighborhood—we are the only homeowners working in the subdivision.

We need your help! Contact the city at 311 and express your opinion. Do this often. We need their help and you have a voice. Use it!

### **District 7 Neighborhood Safety Summit March 18 - 7PM**

**St. Mary's University/SBC Technology Center**

**Representatives from SAPD West Patrol and Prue RD Substation will be attending. For more info, call Byron at 207-2727.**

# Important Information Regarding Pet Owner Responsibilities

Did you know that there are laws in our city that regulate pet owner responsibilities? As owners of pets, we have the responsibility to our community to insure that our pets do not destroy or disturb the peace of our community and not to cause a health hazard. With that in mind, we all need to remember, as we are walking our pets, to carry with us the materials necessary to clean up after our pets if they “relieve” themselves on other’s property.

Many of us also keep our pets outside at some point in time during the day or night. Our pets do need their share of fresh air and exercise; however, if they are causing nuisances such as barking loudly, that does disturb the peace of our community. If we do not comply with this law, our neighbors do have the right to call the City of San Antonio, Code Compliance and report the infractions. The City also has the right to issue citations to pet owners who are in violation of the ordinances.



For your reference, below are partial sections of the City Ordinances regarding this information. For the full and complete language of the law, you may contact the San Antonio City Clerk’s Office at 207-7253 or log onto [www.sanantonio.gov/codesrch.asp](http://www.sanantonio.gov/codesrch.asp). If you are having a problem with a fellow neighbor not wanting to comply with the laws, you may call 311 to report the code violations.

## ARTICLE I. IN GENERAL

### Sec. 5-24. Non-livestock animal waste; sanitation standards

- (g) *Poop scoopers required.* An animal owner or keeper shall not walk his/her animals without a leash restraint, and shall not guide or take animals onto the yards or driveways of property not owned, leased or occupied by the animal owner for the purpose of allowing the animal to defecate, but shall keep his/her animal in the public right-of-way, and shall carry a container and scooper for the sanitary removal of his/her animal’s fecal matter from the public sidewalk and public right-of-way adjacent to any property with a structure or other improvements thereon.
- (h) *Penalty.* Violation of any provision of this ordinance is hereby declared to be a health and safety related misdemeanor crime, and upon conviction, the violator shall be subject to a fine of not more than two thousand dollars (\$2,000.00).

## ARTICLE VI. ANIMAL NUISANCES

### Sec. 5-201. Misdemeanor violations by animal owners; presumptions.

- (1) The filing of a complaint by two (2) or more neighbors, within a twelve-month period, regarding the barking of an animal kept by its owner shall give rise to the presumption that an owner keeps an animal which barks or whines in such a manner, with such intensity, or with such continued duration so as to annoy, distress or disturb the quiet, comfort or repose of persons of normal nervous sensibilities. For the purpose of this presumption, each neighbor must occupy a different residence.

Source: Code of Ordinances City of San Antonio, Texas and <http://www.sanantonio.gov/codesrch.asp>

## Heads Up For Homeowners With Sprinkler Systems!

As of January 2006 rain sensors will be required on all sprinkler systems. The sensors detect rain/moisture and prevent systems from running. If customers do not install rain sensors and a complaint is made, they will only receive one warning before being issued a water waster ticket.

The biggest impact of the ordinance will be in new home construction, starting in January 2006. At that time new home landscapes will be required to include low-water use features like:

- Four inches of soil beneath grass
- Zoned irrigation
- Based on plant types, not size of property

In 2007 drought tolerant grass will be required in landscapes – varieties that can withstand an absence of water for 60 days. Other parts of the ordinance address changes in charity car washes, power wash businesses, commercial irrigation, cooling towers, and more. For more details on the city's new Conservation Ordinance, call 704.SAVE.

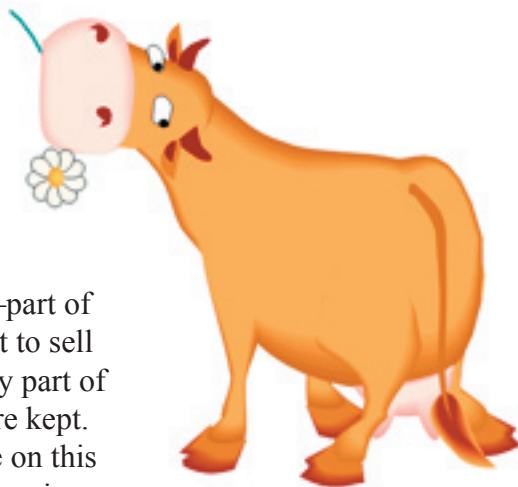
Source: [http://www.saws.org/latest\\_news/NewsDrill.cfm?news\\_id=278](http://www.saws.org/latest_news/NewsDrill.cfm?news_id=278)

## Land Up Front and Those Cows

Many people have been asking, "Why doesn't the association buy that land at the front of the neighborhood?"

The answer is that the owners—part of McIver Properties—do not want to sell that one small piece; it's actually part of the 20+ acres where the cows are kept. We will continue to keep an eye on this land and purposed uses that may arise.

As for the cows, they have recently been getting loose and wandering around up front and even along Braun RD. If you see a cow outside the fence, please contact the cows' owner, Roy Ruiz, at **639-1991**. Please also consider contacting the city or non-emergency police number so that he and the landowners might be more motivated to fix the fence or move the cows to a more secure location.



## Board of Directors

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You can also contact the board at:

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Managed by Spectrum:  
**210.494.0659**  
[www.spectrumam.com](http://www.spectrumam.com)

*Next Board Meeting:*  
*March, 24 2005*

