

# Quail Corner

www.saddlehorn.org

SADDLEHORN HOMEOWNERS' NEIGHBORHOOD NEWSLETTER

## Association News

### Board of Directors Meetings

1st Quarter Board Meeting  
Monday, February 25th, 4:30 p.m.  
Saddlehorn Sales Office

The February meeting agenda will be available Monday, February 18th. Meeting agendas and minutes for all Board of Directors meetings and all Annual Homeowners Association meetings are available on the Web site at [www.saddlehorn.org](http://www.saddlehorn.org). For questions, more information or hard copies, please call Mike Joseph at 853-9056.

### Board of Directors

**Gary Cole**  
President  
853-5824

**Ken Langdon**  
Secretary  
852-8278

**Mal Horan**  
Treasurer  
851-3410

**Jack Marsh**  
Member-at-Large  
851-7636

If you are unable to reach Mike Joseph, please feel free to call any Board member.

## Fuels Reduction Grant

The Saddlehorn Homeowner's Association has been awarded a \$52,000 grant from the Nevada Fire Safe Council for the reduction of excess fuels throughout Saddlehorn. This was awarded as the result of work on the application process by our Property Manager Mike Joseph and Pat Murphy of the Nevada Fire Safe Council.

The Saddlehorn HOA is to provide matching funds or sweat equity in the amount of \$26,000. The receipt of this grant will mean that \$52,000 of the cost of this fuels reduction project will not have to come from funds set aside from the insurance rebate the Association received earlier this year. The Board of Directors will develop plans to prevent fuels build-up from posing a hazard to Saddlehorn through future years.

Saddlehorn was one of several developments in this area to be awarded fuels reduction grants made available by federal funds distributed through the Nevada Department of Forestry.

## Election Reminders

You should have received a ballot to cast your votes for members of the Saddlehorn HOA Board of Directors around December 15th. To be sure your vote is counted, you need to mail your ballot in the envelope provided so that it is received by Friday, December 28th, at 5 p.m. Your ballot envelope can also be placed in the dropbox at the Saddlehorn office.

Candidates will be notified of the results the day after ballots are counted. Election results will be posted on the Saddlehorn Web site ([www.saddlehorn.org](http://www.saddlehorn.org)) by Tuesday, January 8th.

## NEVADA CAUCUSES

This year both the Democratic and Republican parties in Nevada will have presidential preference caucuses on Saturday, January 19th. While the process used by the two parties differs, this is an opportunity for Nevadans to have significant input into the selection of their party's candidate and ultimately who is elected President in 2008. You are strongly encouraged to participate in the caucuses for your party. Information is being distributed by both political parties. If you have additional questions, contact the Washoe County headquarters of your preferred party.

Winter  
2008

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**SADDLEHORN**  
*The first. Still the best.*

Saddlehorn  
*Clubs*

They're fun  
and  
entertaining!

**LADIES  
BUNCO**

Meets the last  
Tuesday of each  
month at 7 p.m.

For more  
information:

Day Younker  
852-1995

**BOOK CLUB**

Meets monthly  
on a Thursday  
night at  
7 p.m. at 14250  
Powder River  
Court. The group  
is casual and varies

from 5 to 10  
attendees.

For more  
information:

Joanne Jarrett  
851-4628  
[jarrettsj@  
sbcglobal.net](mailto:jarrettsj@sbcglobal.net)



*By Mike Joseph, Property Manager,  
Saddlehorn Homeowners Association*

## ASSOCIATION DUES — YOUR OBLIGATION, YOUR RESPONSIBILITY

When you purchase property in Saddlehorn, you sign a commitment to pay your association dues as set by the Board of Directors. Your dues or assessments are to support the business of the association throughout the operating year, which runs from January through December.

The current amount charged per the operating budget is \$38.33 a month, billed in quarterly amounts of \$115. The association management sends out statements every quarter to each and every property owner. It is the property owner's responsibility to notify management of any address changes, etc., that may affect the billing and mailing of their account statement.

Whether or not you receive a statement due to mail delivery issues, traveling, etc., it is your obligation to pay the assessment fee on time. Therefore the association has listed below the due dates as well as past due dates when late fees will be assessed against your account.

- 1st Quarter Dues** – due January 1st • Late fees assessed after January 31st
- 2nd Quarter Dues** – due April 1st • Late fees assessed after April 30th
- 3rd Quarter Dues** – due July 1st • Late fees assessed after July 31st
- 4th Quarter Dues** – due October 1st • Late fees assessed after October 31st

The Association is a non-profit entity, therefore the timeliness of your payments is critical in order for it to meet its monthly obligations. Your prompt payments are greatly appreciated by the Association. If you have any questions about your account, please call 853-9056.

Changes of address can be faxed to 853-7304. Please be sure to include your account number.

## YOU ARE INVITED TO EXPERIENCE GOLF AT A HIGHER LEVEL

ArrowCreek Country Club has extended an open invitation to all Saddlehorn residents.

As a resident of Saddlehorn you are eligible for a complimentary 60-day trial membership to enjoy award-winning cuisine, 36 holes of championship golf, 20% off all Golf Shop merchandise and an opportunity to experience the country club lifestyle.

ArrowCreek is a wonderful place to take the kids, make lifelong friends, entertain business clients and meet new business acquaintances. Business or pleasure, ArrowCreek is the club for you. In addition to the Golf Shop, locker rooms and dining facilities, ArrowCreek offers spa facilities, including massage bays and steam rooms, board rooms and state-of-the-art practice facilities.

The Club is within minutes of your front door and we strongly urge you to take advantage of this opportunity. Please contact Drew Yardley at 850-4453 to learn more about this special partnership and this complimentary trial membership.



## ATTENTION, VACANT LOT OWNERS

THE FIRE FUELS REDUCTION PROGRAM IS STARTING IN EARNEST ON THE COMMON AREAS THIS MONTH AND WILL CONTINUE UNTIL SOMETIME IN JANUARY.

THOSE PROPERTY OWNERS WHO OWN VACANT LOTS ARE ENCOURAGED TO UTILIZE THE COMPANY PERFORMING THE BRUSH REMOVAL AS IT IS IN EVERYONE'S BEST INTEREST AS WELL AS RESPONSIBILITY TO ENSURE THEIR PROPERTIES ARE FIRE SAFE.

FOR MORE INFORMATION AND PRICING, PLEASE CONTACT MIKE JOSEPH AT 853-9056.  
THANK YOU!

# President's Message

*From Gary Cole, President,  
Saddlehorn Homeowners Association*

Welcome to a new year in Saddlehorn! It's taken nearly three years and some good fortune, but we have finally made tangible progress in reducing our wildfire risk. The clearing work on our open space by the Nevada Fire Safe Council should be done by the end of January. As you plan your spring gardens and landscaping, please cut back the flammable material near your homes and clear under your decks.

As we go forward, one of the topics that your Board will be addressing is the possibility of switching to reclaimed water for our landscaping. Water is a major expense for the Association and reclaimed water is actually better for the landscape. We are just beginning, but I hope that we will have a proposal to report to you by mid-year.

On the subject of water, please remember to water your trees every three weeks throughout the winter.

Your Board has received several recent complaints from residents about speeding vehicles in Saddlehorn. While we can ask the police to patrol, as we have done in past years, we really don't want to cite our own residents. The county is not going to give us stop signs or speed bumps, but we should not need them. Please keep within the speed limit.

Finally, with the current real estate market, it is more important than ever to maintain the appearance of our properties and neighborhood. Your Board welcomes all suggestions and I can assure you that every call and letter receives a serious review.

*Happy New Year!* 

## Saddlehorn Network

Approximately 100 residents and families have signed up to participate in the Saddlehorn Network. We use the Network to provide timely notifications to residents about news and events of importance to the community of Saddlehorn.

If you are a member of the Network, it is important for you to notify Ken Langdon of any changes in your e-mail address. Send updated contact information to Ken at [kenlangdon@charter.net](mailto:kenlangdon@charter.net). Keeping your e-mail address current will assure that you will receive all of the informational e-mails from the Network.

If you have not yet joined the Network, you may do so at any time by contacting Ken at the e-mail address above or at 852-8278. Please include your name, e-mail address and telephone number.

## 2007 ANNUAL MEETING

The annual meeting of the Saddlehorn Homeowner's Association was held at Hunsberger School on December 12th. Eighteen residents, four Board members and Property Manager Mike Joseph were in attendance.

Residents in attendance were given an opportunity to ask questions and make suggestions during the open forum. Board President Gary Cole reviewed 2007 for those in attendance. Board Treasurer Mal Horan shared the Association financial information. The Board approved the 2008 operating budget of \$217,259.

Mike Joseph provided an update on the Saddlehorn fuels reduction program. Work is scheduled to begin on December 13th.

This is an opportunity for residents who own vacant lots to have the contractor performing the work in the common areas perform the same work on your lot for a reasonable fee. It is highly recommended that you take advantage, so that all of Saddlehorn is fire safe for the upcoming summer and future years. Please contact Mike Joseph at 853-9056 for details and cost.

The candidates running for election to the Board of Directors were introduced and given a chance to speak briefly. Please see the Election Reminder article for more information.

THE COMPLETE MINUTES FROM THE ANNUAL MEETING WILL BE POSTED ON THE SADDLEHORN WEB SITE, [WWW.SADDLEHORN.ORG](http://WWW.SADDLEHORN.ORG), AS SOON AS THEY ARE AVAILABLE. CHECK THE HOMEPAGE FOR A LINK.

## DESIGN REVIEW COMMITTEE

### NEXT MEETING DATES:

- January 10th & 24th
- February 14th & 28th
- March 13th & 27th
- April 10th & 24th

All meetings are subject to change! Please remember that any changes you wish to make to the exterior of your property — whether it's changing the color scheme of your home, revising your landscaping, adding a play structure, etc. — must first be submitted to the Design Review Committee before any work is commenced. It is also a good idea not to schedule any contractors until you receive final approval. If you are unsure as to the process for plan submittal please contact Mike Joseph at 853-9056 for details.

The deadline to submit plans for review is 4 p.m. the Monday before the meeting. If the Monday before an SACC meeting falls on a holiday, the deadline for submitting plans is 4 p.m. the Friday before the meeting. Sorry, but we cannot make exceptions. All meeting dates are subject to change or cancellation.

## BROADWAY COMES TO RENO

Come tap your toes to the favorite musicals coming to the Pioneer Center this spring:

- Peter Pan, Jan. 25th–27th
- Gypsy, Feb. 29th–March 2nd
- Annie, April 18th–20th

For more information, check [www.pioneercenter.com](http://www.pioneercenter.com) or call 877-840-0457.



## SNOW REMOVAL REMINDERS

With the arrival of the first significant snowfall of the winter, it seems important to clarify who is responsible for the streets in Saddlehorn. Washoe County owns and is responsible for maintaining the streets in Saddlehorn. This includes snow removal.

If you have concerns or complaints about snow removal in our neighborhood, contact the Washoe County Roads Division at 328-2180. You should realize that there are roads and streets that have priority in the snow plowing sequence to the main streets

in Saddlehorn. Secondary streets in Saddlehorn can often be well down the list of streets to be cleared.



The alternative to county owned streets would have been privately owned streets. The Association would then have hired contractors to clear the streets. Neighboring developments have

had additional assessments amounting to several hundred dollars per lot to pay for the snow removal costs that exceeded their HOA's budgeted amounts during heavy snowfall.



## GARDENER'S CORNER

*Judi Kleidon, a trained Master Gardener, is writing a monthly article concerning gardening topics of interest to Saddlehorn residents. Please check the Web site ([www.saddlehorn.org](http://www.saddlehorn.org)) for additional information or to access past articles. We appreciate Judi's contribution to gardening in Saddlehorn. If you have specific questions, you can reach a Master Gardener by calling 784-4848 during business hours (9 a.m. to 4 p.m.) each weekday.*

Here we are again in the holiday season and I want to wish all of you a Happy Hanukkah or Merry Christmas or Happy Kwanzaa — and to all a happy and prosperous New Year!

This is a time of giving — both of gifts and of time. And I have an idea for you. Some of us gardeners miss tinkering with plants and enjoying fresh flowers in our homes. Well, it's still not too late to enjoy those activities — only you can do it successfully indoors! What I'm talking about is the gift of flowers both to you and others.

I especially like to force blooms for the holidays by using paperwhite bulbs. I've started mine so they'll bloom by Christmas but you can start any time and successfully have blooming plants within three to four weeks. The procedure is simple:

- Purchase paperwhite bulbs from your local nursery and pebbles from a hobby store. You'll need a bowl or pot that's at least 3 inches deep and about 5-plus inches wide. (I have a pot I've used for years just for this project.)
- Place about 1 inch of pebbles in the bottom of the container and place the bulbs on top of the pebbles, leaving about a quarter of an inch between bulbs. Then add more pebbles until two-thirds of the bulbs are covered. The bulb tops should sit even with or slightly above the rim of your container.

- Add water and place the plants in a cool and sunny spot.
- Check the water daily and add as needed.

Paperwhites grow tall and often become floppy. I've found a tip from Cornell University researchers that will keep foliage from flopping — add alcohol to the water ("Pickling your Paperwhites.") After the roots have developed and the stems are about 2 inches tall, replace the water in the container with a mixture of 1 part 80-proof liquor (vodka, whiskey or gin will all work) and 7 parts water. Use this mix for the rest of the growing season. And enjoy this gift yourself or put together the "ingredients" and recipe as a gift to your other gardening friends.

Each year as I write this article I remind you to pay attention to the precipitation we are receiving. If we don't have a good rain or snowfall each month this winter, try to water each shrub or tree to help eliminate drought stress. Remember, our plants are alive and continue to need moisture even though they are dormant.

One last reminder, please recycle your holiday trees. There will be several locations where you can leave your tree for recycling; just check the paper for information on locations.

Enjoy the holidays!