

# Quail Corner

www.saddlehorn.org

SADDLEHORN HOMEOWNERS' NEIGHBORHOOD NEWSLETTER

## Saddlehorn Board Election Results

The newest elected representatives of your 2019 Board of Directors are Amanda Alfaro, Jim Clouser and Brett Nelson. The two remaining Board positions are held by incumbent Tom Wright, professor at Fordham University, and Jan Hunt.

While welcoming these new members, the Association is saying goodbye to two Board members who chose not to run again. The Board would like to give a special thanks to Darryl Plumb (who was instrumental in finding a cost-effective solution to restore the wagon) and also to Rob Burks, who has continued to provide dog waste bags to the Association at a greatly reduced price through his business, Natural Paws.

The role of the Board is to enforce a balance between the rights of an individual homeowner and the rights of HOA members as articulated in the HOA Covenants, Conditions and Restrictions (CC&Rs). Our Board has the obligation to ensure the safety of our members and the preservation of each homeowner's property value. A potential adverse impact on one member is an impact on us all.

Looking ahead, there appears to be considerable growth and change in our immediate environment. We will need to be vigilant to attempt to minimize any adverse impact caused by these changes to the peace and serenity of our community.

### MEET TWO OF OUR NEW BOARD MEMBERS!

- ☛ **Amanda Alfaro** was born and raised in Reno; she's proud to call Reno her home. She has a wonderful husband of 20-plus years and two amazing children who attend nearby schools. Professionally, Amanda is a broker and owner of Ferrari-Lund Real Estate, which is based in Reno and Sparks. Having started in real estate over 15 years ago, it is Amanda's passion to help families find their dream homes. Both passionate and driven, she is dedicated to helping her agents take their real estate career to the next level. Additionally, Amanda is currently the vice chair of the Professional Standards Committee and a member of the Risk Reduction Committee and Budget & Finance Committee for Reno Sparks Association of Realtors. Her primary specialties include broker management, sales and risk reduction. When she isn't immersed in the real estate world, Amanda enjoys snowboarding, boating, biking and relaxing by Lake Tahoe. Most importantly, she loves spending quality time with her family.
- ☛ **Jim Clouser** filled a Board vacancy that was opened earlier in 2018. He has considerable corporate governance and management experience gained from his role as a CEO of public and private companies in the U.S. and Europe. Jim and Janie (his wife of 45 years) moved to Saddlehorn in December of 2017 upon retirement. They enjoy being closer to their son (a captain in the Truckee Meadows Fire Department), their daughter-in-law and their five grandchildren who live in the nearby development of Southwest Vistas. "On the days that Janie and I are not babysitting," Jim says, "you may see me as I walk our two German Shepherds three to four times a week throughout the Saddlehorn development. We are delighted to be here. I believe that I can continue to add value as a Board Member in 2019."

### LITIGATION DISCLOSURE

The Association foreclosed on a home in 2012 for non-payment of Assessments. On February 6, 2017 Bank of America filed a lawsuit as a result of this action taken. The Case is filed in US District Court Civil action 3:17-cv-0076-MMD-VPC. The case has now reached a settlement agreement that should be executed and completed by the end of January 2019. Farmers Insurance has been defending the lawsuit on behalf of the Association under the Directors and Officers policy.



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### Board of Directors

**Tom Wright,**  
President  
twright17  
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**Brett Nelson,**  
Vice President

**Jim Clouser,**  
Treasurer  
jamesfclouser1  
@gmail.com

**Jan Hunt,**  
Secretary  
janhunt1  
@att.net

**Amanda Alfaro,**  
Director-at-Large  
jamesfclouser1  
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### QUESTIONS FOR YOUR MANAGER?

If you have any questions for our Community Manager, please feel free to contact her:

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

## TRAFFIC DISCUSSION

If we agree that any definition of the HOA vision includes the preservation of the tranquility, serenity and safety of our environment, we must consider any actions needed by the HOA in light of continued development in the immediate area. This would include the proposed school at the northwest corner of Arrowcreek Parkway and Thomas Creek Road, the continued commercial and residential development on Mt. Rose Highway, and development on Arrowcreek Parkway. One does not have to be much of a clairvoyant to project that this will mean significantly increased traffic on Thomas Creek Road between Arrowcreek Parkway and Mt. Rose Highway.

We also know that many of our members have issues with the current number

and behavior of drivers on Thomas Creek. Speeders routinely ignore the 30 and 25 mph speed limit signs. This behavior makes it dangerous to our members who must walk along or cross Thomas Creek on foot to access other sections of the HOA. It also endangers members who live at partially hidden intersections, forcing them to avoid speeding traffic while turning onto Thomas Creek Road.

We can only anticipate that the traffic volume will increase substantially in the coming months and years — particularly along Thomas Creek Road as it is used as a “shortcut” to move to and from Arrowcreek Parkway to Mt. Rose Highway.

The solution to the current and impending traffic problem is somewhat complicated.

The county owns the roads (Thomas Creek as well as the roads that wind through our HOA) and is responsible for their maintenance and upkeep. One solution is to request stop signs and/or speed bumps at one or more of the intersections with Thomas Creek Road. The process to make this request to the county is somewhat laborious and includes needing a petition signed by a substantial number of affected homeowners. The request is weighted by the proximity to the affected roads. Nevertheless, the Board believes that this is of such importance that they will be willing to facilitate pursuing this. Please support this effort should you be asked to vote on a survey or sign a petition. More will be published as the Board investigates a plan of available options.

The Saddlehorn wagon has been beautifully restored and made better than before. The total cost of the project (which included pick-up and delivery) was \$1,500 and it should last another 25 years. There is a chain on the front of the wagon to prevent it from being “misappropriated.”



## Survey Results

Thanks to everyone for expressing your opinions about the cluster boxes and the wagon. There was an overwhelming majority of owners who have several good reasons to be against pursuing installation of cluster boxes. The Board will not take any further action on this topic. There is some information about mailboxes that the Board requested be placed in this newsletter to help guide any owner who is considering a change to their mailbox to better secure their mail. Because there are so many variables for mailboxes we are providing a website link that you can use to access information directly. [www.usps.com/manage/mailboxes.htm](http://www.usps.com/manage/mailboxes.htm)

The Association only enforces the post/pillar your mailbox is placed on, not the box itself. You may choose any size, shape or color that is suitable for your needs.

## 2019 BOARD MEETING SCHEDULE

January 24th  
April 11th  
July 18th  
October 3rd

All Board meetings are held at 6 p.m. at the UNR/Redfield campus located at 18600 Wedge Parkway, Reno NV 89511. Agendas are posted in advance of each meeting on the Association's website ([www.Saddlehorn.org](http://www.Saddlehorn.org)) under the “Resources” tab. All owners are encouraged and welcome to attend — to contribute ideas and to volunteer your help if you're willing! The Board meets in Executive Session on the third Tuesday of each month, as needed, to review delinquencies, compliance matters and hold hearings in a timely and efficient manner. By statute, these are closed meetings unless an owner has been invited to attend a hearing, however it is still a requirement of law to notice such meetings.

## OUTDOOR LIGHTING CONCERNS

One of the pleasant features of this community is that it is relatively dark at night. However, many of us are second or third owners who have inherited lighting that may need some updating. A single misplaced light, especially an outdoor flood lamp, can light up bedrooms and living rooms of neighbors hundreds of feet away. This is annoying to others and is inconsistent with our neighborhood covenants.

Take a few minutes some dark evening and look at where your outdoor lighting is going. Have someone cycle the yard lights while you look outward. If you see your neighbor's walls lighting up or shadows crossing the fields beyond your fences, you probably need to make some simple changes that your neighbors, even distant ones, will appreciate. Please use fixtures with cutoffs and mounting lights to beam downward rather than outward.

## Snow Removal

Management often gets calls requesting snow removal. However, Washoe County is responsible for snow removal. They have a street clearing procedure that focuses on the main arteries and then progresses to the smaller streets. We thought it might be helpful for everyone to see how each street within the community is categorized. The pink roads are considered Priority 1, followed by the blue (Priority 2) and lastly the yellow streets (Priority 3).

