

Quail Corner



www.saddlehorn.org

SADDLEHORN HOMEOWNERS' NEIGHBORHOOD NEWSLETTER

2019 BOARD MEETING SCHEDULE

October 3rd

All Board meetings will be held at 6 p.m. at the Wolf Run Golf Course, 1400 Wolf Run Road, Reno NV 89511. Agendas are posted in advance of each meeting on the Association's website (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.

QUESTIONS FOR YOUR MANAGER?

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

Valerie Santana
Gaston Wilkerson Association Services
1675 Robb Drive, Suite 5
Reno NV 89523
775-323-4363
vsantana@gwascorp.com

ELECTION TIME IS ALMOST HERE

There are three seats open for election, all of which are two-year terms. The first part of the election process is the Nomination Form, which is included with this newsletter. The duties of the officers, directors and committee members are not too taxing; nonetheless, it requires each individual to make a personal commitment and investment in the Association. The decisions and actions of the Board of Directors shape the character of our community and impact the lifestyles of us all. It is important for each Director to understand the duties and responsibilities of the Board as well as the tools of effective leadership and management.

WASHOE COUNTY SCHOOL CONSTRUCTION UPDATE

Management and the Board have been made aware there were some concerns and complaints about reduced water pressure being experienced by some homeowners in the community. This has prompted questions about the work being done to the water lines off of Saddlehorn Drive within the Association. This work is not controlled by the Association but Management has reached out to contacts with the project to get more information for this newsletter. According to Theresa Golden, director of planning for this project, the work that is being done to connect to the water mains is being overseen by an engineering firm. Thanks to the Saddlehorn owners reporting the decreased water pressure, more tests were done and it was found there was a problem with a valve that has since been corrected. If you notice a decrease in your water pressure again, contact TMWA about the issue so they can troubleshoot on their end as they are the ones that control and maintain the main waterlines for your home.

UNAPPROVED CHANGES CAN MAKE FOR UNHAPPY CIRCUMSTANCES

Before you make changes to your lot —which includes your home, fencing, landscaping and all other permanent fixtures or structures within your lot boundaries — please contact HOA Management and/or review the ARC guidelines to ensure that the changes you are making are allowed and approved by the Association. It is the desire of the Board to avoid costly and unpleasant decisions of asking owners to remove recently added items.

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Board of Directors

Tom Wright,
President
thomasawright1@gmail.com

Brett Nelson,
Vice President

Jan Hunt,
Secretary
janhunt1@att.net

Amanda Alfaro,
Director-at-Large

SADDLEHORN
The first. Still the best.

BOARD REQUESTED SURVEY REGARDING RAISED GARDEN ENCLOSURES

As our community continues to change so must the Architectural Guidelines and policies. The number of owners installing raised garden and planter boxes in the back/side yards of homes is increasing. There has, and will continue to be, a rule that requires anything over 2 feet in height in these areas to be approved before installing.

Before the Board considers adding/changing the ARC guidelines they would like to hear from the members they represent on how comprehensive a policy should be. This is your opportunity to voice your support or opposition on how these particular structures are addressed by the Association.

Below is proposed language for consideration which will be reviewed for each request:

Protective screening/netting must not be reflective in any way.

Any weather, shade or animal protection for the plants is considered part of the raised garden bed.

Proposed garden beds that are outside the building envelope will not be permitted to have anything higher than five (5) feet and will be required to have a split rail fence appearance to protect the look of the community.

Proposed garden beds within the building envelope may have an enclosure up to six (6) feet but the structure must be of good quality and workmanship. No metal is permitted, only wood for the proposed structure.

The overall look of the proposed garden bed protection in relation to the home and other backyard improvements

Size and proximity to other neighboring homes and their views

— Submitters are encouraged to have neighbors' approval but this is not required.

QUESTION #1

Would you prefer the policy to be more or less comprehensive with the size and types of enclosures permitted for the raised planters?

QUESTION #2

Is there anything that you think should be considered, not stated above?

QUESTION #3

Is there anything listed above that you think should be removed?

OUTDOOR LIGHTING REMINDERS

Now that our days are growing shorter, please turn your attention to your outdoor lighting. One of the pleasant features of this community is that it is relatively dark at night. However, 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.

Outdoor lights should only be illuminating your property. That means using fixtures with cutoffs and mounting lights to beam downward rather than outward. Many of us are second or third owners and have inherited lighting that may need some updating.

Please 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.

Speaking of lights, many of us have thoughts turning toward holiday decorations as the stores have begun stocking their aisles for the season. The appropriate time to install holiday decorations is after Thanksgiving. Thank you for your cooperation.

DON'T LET YOUR GUARD DOWN

Even though temperatures are lowering, especially at night, fire safety in this area remains a concern. Open burning is still prohibited, even though it seems like the perfect way to rid yourself of excess vegetation.

The Truckee Meadows Fire Protection District also warns that improper ash disposal from wood burning stoves and outdoor fire pits causes thousands of fires every year. Even after several days, a pile of ashes can hold enough heat to reignite and start a fire.

For complete details on how best to dispose of fire pit or fireplace ashes, check the TMFPD video at: <http://www.youtube.com/watch?v=f11UBiD7xmQ#https://www.youtube.com/watch?v=f11UBiD7xmQ> or read the written instructions and click the video link at: <https://www.washoecounty.us/tmfpd/fire-prevention/ashcans.php>.

COMMON AREA DRAINAGE REPORT IS COMPLETED

The Board contracted with Padovan Engineering to review and research all common area drainage to ensure there is adequate mapping, tracking and funding for future cleaning and maintenance. Because of the age of the drainage facilities coupled with the historically wet winters we have had, there's a need to fully review and ensure the drainage performs as it was intended and designed. This exercise has brought attention to some areas that were never fully built out as originally designed. The Board will continue to work with Seth Padovan to find the best way to address the needs of the Association while trying to balance the costs in a fiscally responsible manner. A new Reserve Study is being worked on to evaluate funding needs over the next five years. Every effort will be made to work within the current budget before considering assessment increases.