

Quail Corner

www.saddlehorn.org

SADDLEHORN HOMEOWNERS' NEIGHBORHOOD NEWSLETTER

2020 BOARD MEETING SCHEDULE

July 16th at 6pm
October 15th at 4pm

All Board meetings will be held 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 Hand-Santana
Gaston Wilkerson Association Services
1675 Robb Drive, Suite 5
Reno NV 89523
775-323-4363
vsantana@gwascorp.com

UPDATE ON PLANNED 2020 COMMON AREA IMPROVEMENTS

Drainage in the common area is nearly completed with phase 1 for the year. The second phase of work is scheduled to begin before the end of June.

Walking trail work will be done this year that consists of crack filling and a few minor repair/replacement areas of asphalt sections that are failing.

Walking trail bollards are being considered by the Board due to increased problems with motorized vehicles and golf carts being used on the walking trails. Motorized vehicles and golf carts are a safety hazard and not allowed to operate on the walking trails.

Tree removal bids for common areas that have dead/dying trees will be reviewed at the upcoming July meeting.

Park work being considered this year includes adding a bench to the tennis court area and having the gravel parking area pot holes repaired. The Board approved having pickleball lines added to the court last month. This decision was made after a new request was made and the old surveys on this topic from 2017 were reviewed. The Board found that most survey respondents were in favor of having this added to the courts.

Volume 1
2020

Board of Directors

Tom Wright,
President
twright17@fordham.edu

Brett Nelson,
Vice President

Amanda Alfaro,
Director-at-Large

THEY'RE B-A-A-A-A-C-K!

Bear reminders are normally sent out at the end of the fall season as the animals come into the neighborhoods to fatten up before hibernation. This year there have been several reports into Management that the bears



are in the neighborhood just out of hibernation. We've never had reports this early so the Board asks that everyone be reminded to keep food out of reach of bears. Bird feeders, dog food and trash are all easy targets for bears and only encourages them to roam the area more frequently.

SADDLEHORN
The first. Still the best.

ANSWERS TO YOUR FAQ'S

With so many people at home during this unprecedented time, we have seen an increase in owner questions about a few items as spring has finally arrived. Below are some of the more frequently asked questions coming into the Management offices.

Are garage / yard sales permitted? There is not a rule nor provision in the CC&Rs that prohibit owners from holding garage sales.

What about weekend property work? The rules for any project granted by the Design Review Committee state that construction hours are Monday through Saturday, 7am-6pm only. There shall be no construction activity on Sunday. This does not apply to owners doing their own work on their homes. This rule is specific to large projects done by contractors.

What's the rule about political signs? There is a state law that supersedes the CC&Rs on the subject of political signage.

NRS 116.325 Right of units' owners to exhibit political signs in certain areas; conditions and limitations on exercise of right.

The executive board shall not and the governing documents must not prohibit a unit's owner or an occupant of a unit from exhibiting one or more political signs within such physical portion of the common-interest community as that owner or occupant has a right to occupy and use exclusively, subject to the following conditions:

- (a) All political signs exhibited must not be larger than 24 inches by 36 inches.
- (b) If the unit is occupied by a tenant, the unit's owner may not exhibit any political sign unless the tenant consents, in writing, to the exhibition of the political sign.
- (c) All political signs exhibited are subject to any applicable provisions of law governing the posting of political signs.
- (d) A unit's owner or an occupant of a unit may exhibit as many political signs as desired, but may not exhibit more than one political sign for each candidate, political party or ballot question.

The provisions of this section establish the minimum rights of a unit's owner or an occupant of a unit to exhibit political signs. The provisions of this section do not preempt any provisions of the governing documents that provide greater rights and do not require the governing documents or the executive board to impose any restrictions on the exhibition of political signs other than those established by other provisions of law.

As used in this section, "political sign" means a sign that expresses support for or opposition to a candidate, political party or ballot question in any federal, state or local election or any election of an association.

PLEASE BE FIRE AWARE

As fire season is now upon us again, the Board would like to reiterate a position taken in previous years by prior Boards. Any owner who has property adjacent to common area may clear the common area side of their fence up to 10 feet, at their expense, if they feel it is needed. Thank you for being fire aware and doing your part to keep Saddlehorn safe!

CAN YOU REVIEW HOME DESIGNS?

The SDRC (Saddlehorn Design Review Committee) consists of five members. The Board would like to see if there is any interest from members of the Association to participate in reviewing new home plans and submission for changes to existing homes. The SDRC meets once per month for about an hour. If you would like to have a more active role in the look of the community, this is a great place to participate. There are many professions that the current SDRC members bring to each meeting. Architects, builders, landscape professionals are some of the current members' backgrounds. If you have some background or expertise that you think would be a benefit to the committee and would be willing to participate in monthly meetings, please contact Management for more details on how you can get involved.

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 appears that a lot of work is being done now that the weather has changed. Some owners have not gone through the proper process and may have to change or remove recent upgrades. It is the desire of the Board to avoid costly and unpleasant decisions of asking owners to remove recently added items.