

Quail



Corner

www.saddlehorn.org

SADDLEHORN HOMEOWNERS' NEIGHBORHOOD NEWSLETTER

WHAT'S NEW FOR 2021 AT SADDLEHORN

Common area fire fuels mitigation: With the close call last year and the new normal being ever increasing dry and hot summers, the Board made fire fuels a priority for 2021. The Board began by entering into a contract last year with High Sierra Fire to evaluate the common areas as well as the lots within the community. The 2021 report of the common areas can be found on the Saddlehorn website under the "Resources" tab. The Board approved a contract to begin work in the common areas as soon as possible with Paul Roens Company. This is the same company that did the common areas in 2013 and again in 2017.

Private lot fire fuels mitigation: The Board passed a comprehensive set of standards for all vacant lots to ensure they are brought up to the same standards as the other open spaces of the Association. The policy is included in this newsletter. There also will be new standards for lots with homes with open expanses of native vegetation that will be addressed later in the year, once the common areas and vacant lots have been completed.

Updated Architectural Guidelines: The Board adopted a revision to address the new style of wood post design as well as the allowance for owners to choose from either a stone or wood post design. Please see section one for more details. The new wood design and ordering details are available on the website or by contacting Management. There were other minor changes to the guidelines with regard to solar panels and fencing between neighbors. A full copy of the guidelines have been included in this mailing for your records.

Drainage work is now completed: The final work was completed at the end of 2020. There will be ongoing annual inspections and areas that will need periodic minor repairs and clearing. The Association will continue to have these areas reviewed each year to ensure the drainage remains functional.

Volume 1
2021

Board of Directors

Tom Wright,
President

Brett Nelson,
Vice President
Secretary

Jenny Darlington,
Treasurer

Rick Fedick,
Director-at-Large

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

ANSWERS TO YOUR QUESTIONS

As spring has finally arrived — and with so many people at home during this unprecedented time — we have seen an increase in owner questions about a few items. Below are two we hear most frequently.

- ☞ *Are garagelyard sales permitted?* There are no rules or provisions in the CC&Rs that prohibit owners from holding garage sales or yard sales.
- ☞ *Is weekend work permitted?* 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.

SADDLEHORN
The first. Still the best.

DID YOU KNOW . . .

NDOT—in collaboration with the City of Reno, Washoe County, and the Regional Transportation Commission (RTC) — is embarking on a planning effort that will address the needs, long-term vision, and courses of action needed to allow the Mt. Rose corridor to adapt while providing a safe and effective route for all users. The study, called the Mt. Rose Corridor Plan, will develop a corridor master plan completed at the end of 2021. The plan will provide a high-level vision for potential options to improve traffic safety and mobility for all transportation types.

Of possible concern is the fact that the Corridor residents are not listed as a key stakeholder on the Plan's official website.

The Corridor currently serves over 20,000 vehicles a day. Expanding the highway to accommodate thousands of additional vehicles could drastically and adversely affect Mt. Rose Highway's designation as a "scenic" route.

While adopting no official position, the Saddlehorn HOA encourages interested Corridor residents to become involved in the process as soon as possible (this is time sensitive). As a first step, please note that NDOT is hosting a second virtual public meeting in April in which stakeholders and community members can have their voices heard on this important issue. See the following website: <https://mtrosepublicmeeting.com/index.html>

Please share with your friends and neighbors.



STUDY TIMELINE

The following is a general schedule of the expected project timeline. Stay up to date with the Mt. Rose corridor by visiting the project site.

NOV-DEC 2020

Existing project conditions

JAN 26 2021 - FEB 9 2021

Virtual public meeting

NOV 2020-APR 2021

Traffic analysis and access management

APR 2021

Virtual Public Meeting

JAN-MAY 2021

Corridor vision development

JUN-NOV 2021

Corridor action plan

2021 MEETING SCHEDULE FOR SADDLEHORN HOMEOWNER'S ASSOCIATION

In an effort to save the Association in copy and mailing costs, the HOA meeting agendas are no longer mailed in advance. They are now posted on the website www.Saddlehorn.org under the "Resources" tab. If you don't have internet access, you can contact Management to have the agenda mailed to you.

All Board of Directors meetings will be held online or by conference call. The login/call in numbers will be on each posted agenda at least five days prior to each meeting.

April 14, 2021 at 5:30pm

July 21, 2021 at 5:30pm

October 20, 2021 at 5:30pm

All homeowners have the right to have a copy of the audio recording, the minutes or a summary of the minutes of this meeting distributed to him/her upon request, in electronic format at no charge to the unit's owner or, if the Association is unable to provide the copy or summary in electronic format, in paper format at a cost not to exceed 25 cents per page for the first 10 pages, and 10 cents per page thereafter. Minutes are available for free upon request by going to www.gwascorp.com or www.Saddlehorn.org.

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.