

Quail Corner

www.saddlehorn.org

SADDLEHORN HOMEOWNERS' NEIGHBORHOOD NEWSLETTER

NOTICE OF BOARD MEETINGS

The next scheduled regular Board Meeting is November 16th at 6 p.m. It will be held at the UNR Redfield Campus on the 2nd Floor, Room TBA. The agenda will be posted at least 10 days in advance at www.saddlehorn.org under the "Resources" page. 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.

SDRC MEETING AND SUBMISSION DATES

The Saddlehorn Design Review Committee (SDRC) meets on the third Tuesday of each month to review any submitted plans. Plans must be submitted by the second Thursday for consideration at the monthly meetings. All meeting dates are subject to change or cancellation.

QUESTIONS FOR YOUR MANAGER?

If you have any questions for our Community Manager, please feel free to contact her:
Valerie Hand
Gaston Wilkerson Association Services
(775) 323-4363
vhand@gwascorp.com
4751 Caughlin Pkwy., Reno, NV 89519

ELECTION TIME IS ALMOST HERE

Three HOA Board seats are open for election this year. All are two-year terms. All Association members in good standing are eligible to run. The election process starts with filling out the Nomination Form (included in this newsletter) to let the Association know you would like to serve on the Board. Once the nomination deadline has passed, Election Ballots are mailed out, if there is a need. In order to keep costs down, it is not a requirement of law to send out ballots if there are no actual decisions to be made by the membership. In other words, if there are three seats open and three or less people want to fill the seats, there is no reason to hold an election and ballots will not be sent out. The owners who submitted their Nomination Forms will be considered duly elected and the membership would be notified with the Annual Agenda. Of course if there are four or more candidates, then Elections Ballots will be mailed and the votes are counted during the Annual Meeting.

If you would be interested in helping with the decision-making process and contributing some time to the betterment of your neighborhood, your participation would be welcomed! Owner participation is what makes any association run best. Your thoughts and opinions do matter. Please express them, join your neighbors, and get involved on the Board!

2017 ACCOMPLISHMENTS

The Board has accomplished many things this year including approval for replacement of the trees along Thomas Creek Road, completing the last of the tree irrigation upgrades, approval to remove all dead/dying trees in the common areas, removal of the larger dead bitterbrush in the common area parcels, and upgrades to the park area that included resurfacing the tennis court and grading the gravel parking lot. Four dog stations were added to the walking trails to encourage pet owners to clean up after their dogs.

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SADDLEHORN 
The first. Still the best.

Snow Removal Reminders

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.

So when winter brings us the white stuff, please be patient and calm and know that your streets WILL be cleared, although sometimes not as quickly as you might like.

HOA REQUEST/ACCESS

Meeting minutes, financials and other private information can be found at

<http://saddlehornownersportal.com/modules.php?name=Documents>

You must be an owner to gain access to this information.

ISLAND VISIBILITY CONCERNS ADDRESSED

We trust that you have noticed the recent trimming and select tree removal in the medians at both the north and south ends of Thomas Creek Road. The work has improved visibility and safety, especially at the south end. The trimming is now done as needed during the growing season to keep improved visibility as a top priority for the residents.

DRONES IN THE NEIGHBORHOOD

As a reminder to all residents of Saddlehorn, drones are not permitted to fly too low when above private property. If you are flying a drone you are required to fly at least 250 feet above a private property. The Association does not enforcement this law. This is addressed under state law NRS 493.103.

An extra Board meeting has been added to the Saddlehorn annual schedule.

Thursday, October 26th • 6 p.m.

Redfield Campus

(18600 Wedge Parkway, Reno NV 89511)

The agenda in this meeting includes reviewing more bids for tree removal and fire fuels work as well as adoption of the 2018 budget for owner approval in November. The agenda will be posted at least 10 days in advance on the website. FYI, the location is the same as our usual location, the Redfield Campus on Wedge Parkway.



The Board approved the Fire Fuels Consultant to get bids for common area work. However at the August Board meeting it was reported that companies that provide this type of work are all too busy fighting fires to bid until this fall. This means work could not be done any sooner than 2018. The Board is doing as much as it can without the bids to get other work done that includes removal of dead trees and large bushes within the common areas.

The report submitted on the overall condition of the community by the Fire Fuels expert is also available at Saddlehorn.org under the "Resources" page. It is titled *2017 Fire Fuels Report*.

- The Board has also added some useful information for concerned owners that outlines how each owner can best protect your home within the areas under your control. It is titled *2017 Fire Safe Guidelines for Homeowners*.

The current Board would also like to reiterate a position taken in previous years by prior Boards. Any owner who has property adjacent to a common area may clear the common area side of their fence up to 10 feet, at their expense, if they feel it is needed.