

Quail Corner



www.saddlehorn.org

SADDLEHORN HOMEOWNERS' NEIGHBORHOOD NEWSLETTER

NOTICE OF BOARD MEETINGS

The next scheduled regular Board Meeting is January 30th 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

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 RESULTS

With the New Year come changes to the Board of Directors. Leaving the Board this year are Herb Kirby and Marvin Lee. The Board would like to extend a special thank you to both of them for their commitment to seeing the Saddlehorn Association hold its high value in the community.

Your 2018 Board of Directors newest elected representative is Jan Hunt. Jan moved to Reno from Michigan 12 years ago. She had a long career as a women's and men's clothing buyer for Macy's. While in Michigan, Jan was the chairperson of the local Garden Club, the Salvation Army Auxiliary Board and the Farmington Beautification Commission. She was later appointed by the mayor of Farmington Hills to a position on the Planning Commission for the city. After moving to Reno she continued her work with the Salvation Army and was the chairperson.

Since Jan was the only person to submit an application for a Board seat, there is an open one-year term seat on the Board. A new owner in the community expressed interest in the open seat during the Annual Meeting. The Board is asking for any interested owner to contact management for consideration of appointment at the January meeting.

The three remaining Board positions are held by incumbent Tom Wright, Felix E. Larkin Distinguished Professor in Management at Fordham University; Rob Burks, owner/operator of Natural Paws pet store and a four-year resident of Saddlehorn; and Darryl Plumb, retired police officer and three-year resident in the community.

2017 Accomplishments

Our 2017 accomplishments included the resurfacing of the tennis court, grading and filling in potholes in the park's parking lot, completion of irrigation upgrades to the common area trees, approval to replace 40 missing trees along the Thomas Creek section of road and the partial completion of fire fuels work in the common areas. The Board is planning on completion of the native vegetation areas in 2018.

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2017

Board of
Directors

Tom Wright,
President
twright17@fordham.edu

Darryl Plumb,
Director
Dsplumb21@gmail.com

Rob Burks,
Treasurer
robburks1@yahoo.com

Jan Hunt,
Secretary

SADDLEHORN
The first. Still the best.

SDRC CHANGE

Changes were made in the Saddlehorn Design Review Committee procedures during the October 26th, 2017, meeting. The new version can be found online at Saddlehorn.org under the Resources tab. A section from the preamble was removed. The section removed was item 9, which read, "Any and all architectural applications submitted to the SDRC must be accompanied with a Neighbor Awareness Form signed by representatives from the lots located on each side of the applicant's lot and any lot located directly behind and directly in front of the applicant's lot. The SDRC may request a Neighbor Awareness Form to be signed by any other lot owner that it deems necessary. The objection to an applicant's architectural application or refusal to sign a Neighbor Awareness Form will not automatically result in a denial of an architectural application. Notwithstanding the above, 'Common Items' as set forth below do not need to be approved by the SDRC so long as the below standards are met. The Common Items and their conditions are discussed in Article 1 below."

OUTDOOR LIGHTING CONCERNS

Now that our days are growing shorter, we would like to call your attention to the outdoor lighting of your property. One of the pleasant features of this community is that it is relatively dark at night. But in this relative darkness and open hillside, 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 lighting should be illuminating your property only. That means using fixtures with cutoffs, and that you should mount 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 to look at where your outdoor lighting is pointing. 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 adjustments that your neighbors will appreciate.

2018 BOARD MEETING SCHEDULE

- ☞ January 30th
- ☞ July 10th
- ☞ April 24th
- ☞ October 9th

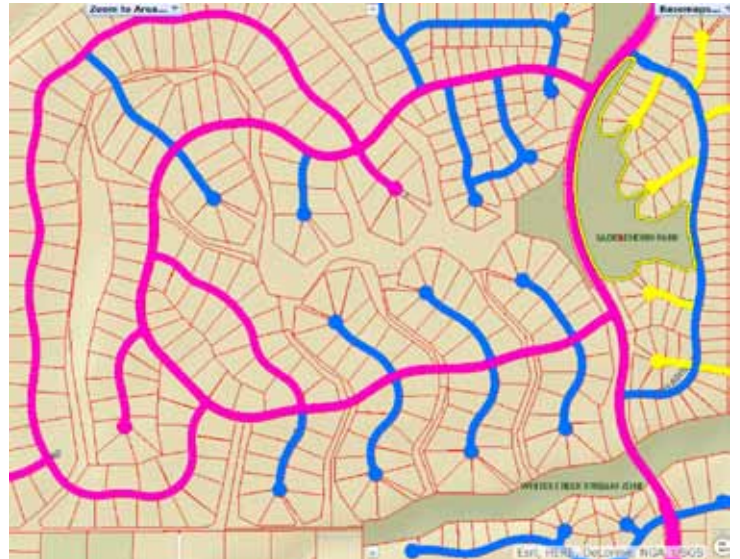
All Board meetings are held at 6:00pm at the UNR/Redfield campus located at 18600 Wedge Parkway, Reno NV 89511. Agendas are posted in advance of each meeting on the Association's website (www.Saddlehorn.org) under the "Resources" tab.

LITIGATION DISCLOSURE

The Association has foreclosed on a home in 2012 for non-payment of assessments. On February 6th, 2017, Bank of America filed a lawsuit as a result of this action taken. The case is filed in U.S. District Court Civil Action 3:17-cv-0076-MMD-VPC. Farmers Insurance is defending the lawsuit on behalf of the Association under the Director & Officers' Policy. Because this is open litigation there will be little more disclosed to protect attorney/client privilege. There will be updates/disclosures in each newsletter as a form of communication to all owners on the status of the lawsuit. The full complaint can be reviewed by any owner by accessing the secure portal. A link is provided by going to Saddlehorn.org and clicking on the "Resources" page and then finding the link shown below that is about halfway down the page.

ADDING YOUR CELL NUMBER TO 911 ALERTS

If you have a land line, your telephone number/address is in the public safety dispatch 911 database but if you have a cell phone, this isn't in the system. To add your cell number to the system, go to www.Ready-Washoe.com and click the graphic that says, "Get the Message." From there you will be prompted on how to ensure that your cell number is called just as are all land lines.



Snow Removal

Management often get 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). For more information, visit <http://wcgisweb.washoecounty.us/SnowPlow/>.