

# Quail Corner

www.saddlehorn.org

SADDLEHORN HOMEOWNERS' NEIGHBORHOOD NEWSLETTER

## NOTICE OF BOARD MEETINGS

The next scheduled regular Board Meeting is April 24th 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 5 days in advance at [www.saddlehorn.org](http://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 Valerie Hand at Gaston Wilkerson Association Services (775) 323-4363 [vhand@gwascorp.com](mailto:vhand@gwascorp.com)  
4751 Caughlin Pkwy., Reno, NV 89519

## THOMAS CREEK LANDSCAPE IMPROVEMENTS

The Board previously approved replacement of trees that were removed along Thomas Creek Road in 2017. Replanting of those missing trees has not been completed and work will resume in early April.

The Board also approved having a few more lights installed at the north end of Thomas Creek Road as well as having all of the existing lights checked to ensure that everything is operational. A walk-through with an arborist will be conducted to review which trees need to be removed to ensure that all of the trees are able to grow properly without the overcrowding that is occurring at the north end of Thomas Creek. The largest and most mature trees will be the priority to save. Some of the smaller and/or sickly trees will be removed.

## Manager's Corner

Several Saddlehorn homes have native vegetation that is part of the approved landscape plan. While native, it still needs to have some occasional maintenance performed.

Vegetation should be trimmed back to be free of the street gutters.

Debris from the vegetation should be cleaned from the gutters.

Weeds, leaves and pine needles should be cleaned out of the vegetation periodically.

If you have a corner home, you must also ensure that the bushes don't grow so tall as to impede vehicular line of sight.



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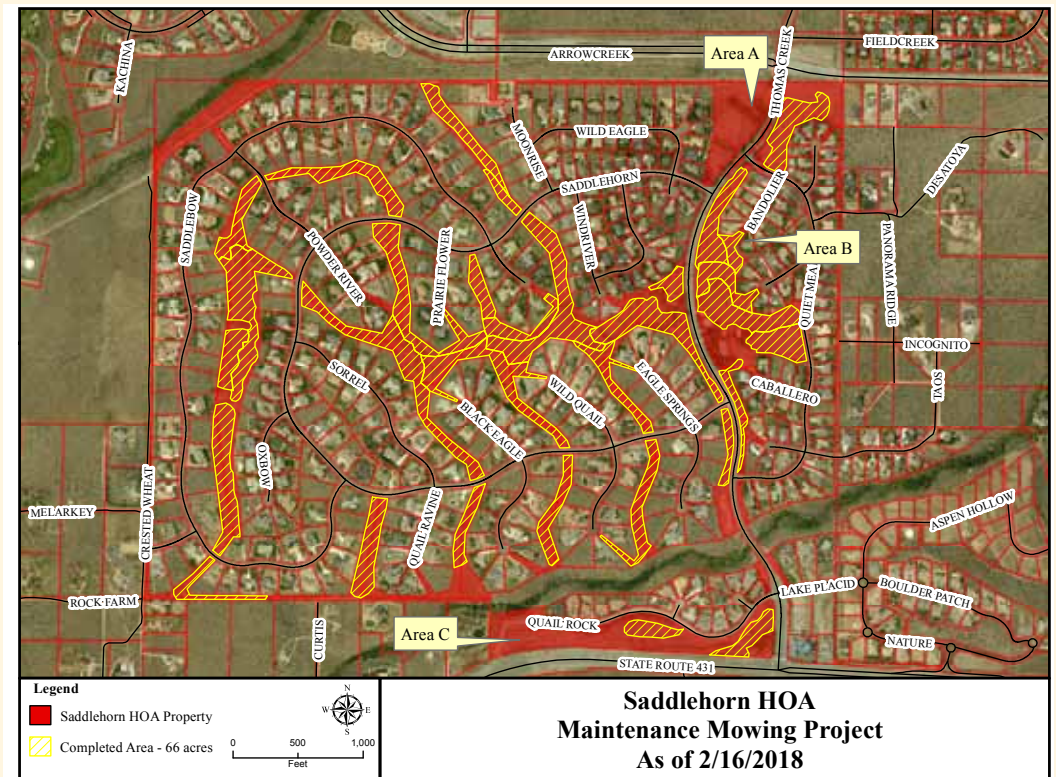
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SADDLEHORN   
*The first. Still the best.*

## 2018 FIRE FUELS CLEARING REPORT

The Board approved to have the common area parcels mowed in an effort to be proactive and save money. Most of the areas are completed. A few areas will have additional work done in the coming weeks. This map details the work that has been completed as well as areas that are still in process (area A& B).

As a reminder, if you would like to see more work done along your fence line you are permitted to clear up to 10 feet of common area vegetation.



## LITIGATION DISCLOSURE

The Association 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. There has been no movement on the case at this time. Farmer's Insurance is defending the lawsuit on behalf of the Association under the Directors and 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.

## PARK BATHROOM

The park bathrooms are opened seasonally as the weather permits. The Board approved having the exterior repainted. This work will commence as soon as there is an open time with the contractor. The goal is to have this done before the start of the spring season.

## WALKING PATH WORK FOR 2018

Painted areas on the Saddlehorn community walking paths will be cut out and replaced when the weather allows (March–April). The slurry seal will be done later in the season (May–June).

## GARAGE SALES ARE OKAY!

Spring cleaning? Saddlehorn has no restriction on garage sales. Please feel free to conduct a garage sale on your own, or pair up with a neighbor.



**2018 BOARD MEETING SCHEDULE:  
APRIL 24, JULY 10, OCTOBER 9  
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