

Quail Corner

www.saddlehorn.org

SADDLEHORN HOMEOWNERS' NEIGHBORHOOD NEWSLETTER

TRAFFIC ENFORCEMENT ALERT

The county has chosen to install solar-powered radar indicators on Thomas Creek Road. Based on complaints from our members, we have also asked that the county increase patrols in the area. Please observe the speed limits on Thomas Creek and throughout the development. If you don't, you may end up with a traffic citation. More importantly, we have fellow members who walk near the road. For their sake and for general safety, please slow down.

NOTICE OF BOARD MEETINGS

The next scheduled regular Board Meeting is July 10th 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 five 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.

A few Saddlehorn owners have made some good suggestions over the past three months on topics to address in the newsletter. This edition is dedicated to the topics as suggested by other owners.

SPRING/SUMMER RECREATIONAL VEHICLE USE AND STORAGE

With summer right around the corner, many owners are bringing their RVs, travel trailers, boats, ATVs, jet skis and other fun toys out for use. The Board and management would like to remind everyone of the CC&Rs. Everyone understands that the toys need to be cleaned up, maintained and packed for seasonal use. The CC&Rs were written with this in mind.

You may have your recreational items out in your driveway for up to five days during a 30-day period. The items may be out for up to 72 hours at any one time to load/unload or do any other needed work. They must be stored in a fenced area, in the garage or offsite at any other time.

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.

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*Board of
Directors*

Tom Wright,
President
twright17
@fordham.edu

Darryl Plumb,
Director
Dsplumb21
@gmail.com

Rob Burks,
Treasurer
robburks1
@yahoo.com

Jan Hunt,
Secretary
janhunt1
@att.net

Jim Clouser,
Director
jamesclouser1
@gmail.com

SADDLEHORN
The first. Still the best.

COULD YOUR HOME BE EASILY FOUND IN AN EMERGENCY?

A fire with potentially heavy smoke or limited street lighting could hinder response time in an emergency. Here are some tips for marking your home for first responders.

First, determine how large your house numbers should be by measuring the distance between the house number mounting location and the middle of your street (where your guests and/or first responders might first seek to read your home address). Use these guidelines to determine the size needed.

Distance from midpoint of street to number location	Recommended minimum house numbers height	This size is unreadable at distances greater than ...
up to 69 feet	3 inches or larger	100 feet
70-110 feet	4 inches or larger	150 feet
111-132 feet	5 inches or larger	175 feet
133-160 feet	6 inches or larger	200 feet
161-300 feet	8 inches or larger	350 feet
301-385 feet	20 inches or larger	450 feet

The second key is to ensure that the finish and/or color of the house numbers you select have a sharp contrast to the surface to which you intend to mount the house numbers. When high-contrasting address numbers are utilized, the visibility and impact rises significantly. But when colors and/or finishes are similar to the background the house numbers are being mounted upon, your address will be impossible to see at any distance.

Homeowners who must mount their address numbers at a significant distance from the street should consider the highest contrast colors for house numbers such as white, black, red and metallic colors that closely mimic those shades such as nickel and silver. Today, homeowners may also choose reflective house numbers and lighted or illuminated house numbers for added visibility.

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
4751 Caughlin Pkwy., Reno, NV 89519

Manager's Corner

The Board of Directors worked hard to ensure that all necessary 2018 work was approved during the January 2018 board meeting. The park bathrooms were painted, the trees along Thomas Creek have been installed, the fire fuels work has been completed substantially, the walking trails have been resurfaced, select trees have been removed from the common areas to promote tree health, and treatment is ongoing for bark beetles found in trees along Thomas Creek.

Some of our common area trees have been found to be under attack by bark beetles. This spreads easily. Read below to learn more about protecting your trees.

EVIDENCE OF ATTACK OF BARK BEETLES

By John Christopherson - Resource Management Officer, Nevada Division of Forestry

Large reddish globules of pitch along the middle and lower tree trunk are usually the first signs of a bark beetle attack. These are the result of the tree trying to "pitch out" the beetles. If the beetle was pitched out, the globules are clear and the dead beetle may be evident in the pitch. If the beetle successfully attacks the tree, the pitch tubes are filled with reddish boring dust. Not all trees will produce tubes; very weak trees are often unable to produce pitch. In this case, boring dust will be present in bark crevices and cob webs below the entrances holes and at the base of the tree.

Beginning at the top and gradually extending downward, needles turn yellow and finally reddish-brown. By the time the foliage turns reddish-brown, the tree is dead and the beetles have usually left. The beetle leaves a

distinctive gallery pattern underneath the bark which is packed with frass.

The best strategy for preventing bark beetle problems is to keep trees healthy. Thin trees to provide sufficient growing space. Distance in feet between adjacent trees should be equal to 1½ times the tree trunk diameter in inches. Retain upright, undamaged, full-crowned trees. Watering trees during drought periods will also help.

Individual high-value trees can be protected with an annual application of insecticide before adult beetles attack (by early April.) Trees killed by beetles the previous year may still have green foliage the following spring. Spraying them is expensive and of no value. Look for pitch tubes, boring dust and other signs of infestation before spraying. Contact

the Nevada Division of Agriculture for a list of pesticides registered for use against bark beetles on pine. Read, understand and follow instructions on pesticide labels.

Beetle-attacked trees should be cut and removed from the area before the brood matures. If removal is impractical, the bark can be peeled off, which exposes the insects to weather and predators. If the tree is cut up for firewood, the wood should be piled in direct sunlight and covered with 3 mil clear plastic. The edges of the plastic should be buried to trap any emerging beetles. This will raise temperatures under the plastic and bake the insects in the wood. Keep the pile covered for three months.

For more information, go to <https://www.fs.usda.gov/main/r6/forest-grasslandhealth/>.