

Quail Corner

www.saddlehorn.org

SADDLEHORN HOMEOWNERS' NEIGHBORHOOD NEWSLETTER

NOTICE OF BOARD MEETINGS

The next scheduled regular Board Meeting is October 9th 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.

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
4751 Caughlin Parkway
Reno, NV 89519

(775) 323-4363
vhand@gwascorp.com

ELECTION TIME IS ALMOST HERE

Three seats — all two-year terms — are open for election. 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!



ACCOMPLISHMENTS OF 2018

The Board has accomplished many things this year including the replacement of trees along Thomas Creek Road, painting the park bathrooms, resurfacing the walking trails, adding some new lighting at the north end of Thomas Creek, and correcting drainage problems in the county park parcel.

The Board continues to work on a formal agreement with neighbors to the south for access over a small portion of the common area and revising the ARC guidelines to be as informative as possible of the process for owners to have a favorable outcome when submitting for work.

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SADDLEHORN 
The first. Still the best.

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 lights should only be illuminating your property. That means using fixtures with cutoffs and mounting 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 and look at where your outdoor lighting is going. 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 changes that your neighbors, even distant ones, will appreciate.

Speaking of lights, many of us have thoughts turning toward holiday decorations as the stores have begun stocking their aisles for the season. The appropriate time to install holiday decorations is after Thanksgiving. Thank you for your cooperation.



LITIGATION DISCLOSURE

The Association foreclosed on a home in 2012 for non-payment of assessments. On February 6th, 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. Farmer's Insurance is defending the lawsuit on behalf of the Association under the Directors & Officers policy. Because this is open litigation, little more will be disclosed to protect attorney/client privilege. Updates/disclosures will be included 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. The link for the case is about halfway down the page.

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.



BE BEAR AWARE

It's that time of year again! Colder weather is on the way and our native bears are prepping for their hibernation. As such they will go after fruit in trees, trash, dog food, bird feeders and unsecured trash. Please be aware of this and make sure you take appropriate precautions. Don't put trash out until the morning of pickup, and bring the cans back in promptly. And if you see a bear, please call the Nevada Department of Wildlife at 775-688-1500.

DON'T LET YOUR GUARD DOWN

Even though temperatures are lowering, especially at night, fire safety in this area remains a concern. Open burning is still prohibited, even though it seems like the perfect way to rid yourself of excess vegetation. The Truckee Municipal Fire Protection District will be hosting a "green waste" drop off day this fall to be announced in November. Watch for details at www.tmfpd.com.

SADDLEHORN SURVEY

Input from Saddlehorn homeowners has been requested by the Board! Please submit your answers on these topics to Gaston Wilkerson Association Services, 4751 Caughlin Parkway, Reno, NV 89519 or by email at vhand@gwascorp.com.

QUESTION #1

The wagon at the corner of Arrowcreek Parkway and Thomas Creek Road is deteriorating. The Board is still trying to find repair options but is not having much luck. There was discussion about replacing the wagon with an animal statue instead. Please let us know what you think.

1. Try to repair/replace the wagon
2. Replace the wagon with an animal statue
3. Other idea(s) _____

QUESTION #2

A request has been made that the Board look into having the USPS install cluster boxes to better safeguard everyone's mail. As there are pros and cons to this consideration, the Board would like to find out what the members think before contacting the post office. Would you find having centrally located and secure cluster boxes a benefit to the Association? Yes or no?