

Quail Corner

www.saddlehorn.org

SADDLEHORN HOMEOWNERS' NEIGHBORHOOD NEWSLETTER

Volume 2
2019

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2019 BOARD MEETING SCHEDULE

July 18th & October 3rd

All Board meetings will be held at 6 p.m. at the Wolf Run Golf Course, 1400 Wolf Run Road, Reno NV 89511. Agendas are posted in advance of each meeting on the Association's website (www.Saddlehorn.org) under the "Resources" tab. 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
1675 Robb Drive, Suite 5
Reno NV 89523
775-323-4363
vhand@gwascorp.com

SADDLEHORN LANDSCAPE CONTRACTOR MOVES TO ENVIRONMENTALLY FRIENDLY CHEMICAL

A change in chemicals was approved by the HOA Board after the April 2019 meeting. Several owners came to the meeting in support of this action and we also received many e-mails. The Board was in agreement and signed a revised contract in May 2019 to begin using more environmentally friendly applications.

The landscape company, All Seasons, was also asked to mark areas where chemicals are being applied to allow pedestrians and their pets notice so they may avoid the area if they want to avoid any possible contact until the spray dries.

CONTACT NV ENERGY FOR REPAIR OF STREET LIGHTS

The Saddlehorn HOA does not repair street lights. This is the responsibility of NV Energy and must be reported to them. You can call it in to or call 775-834-4444 or submit a work order through NV Energy at online is www.nvenergy.com/outages-and-emergencies/streetlight.

Your HOA Management can do this report this online for you but only if you are able to provide the light pole number. The light number is typically under the light head. If you stand under the light and look up you will see the number and it will look something like "L30390-10." There are numbers with an L character and numbers without them and they can have five to six digits.

LITIGATION SETTLEMENT

The litigation between the Association and Bank of America has been settled. A letter was sent to the Association dated 1/7/19 stating that the insurance carrier settled the suit for \$3,000.



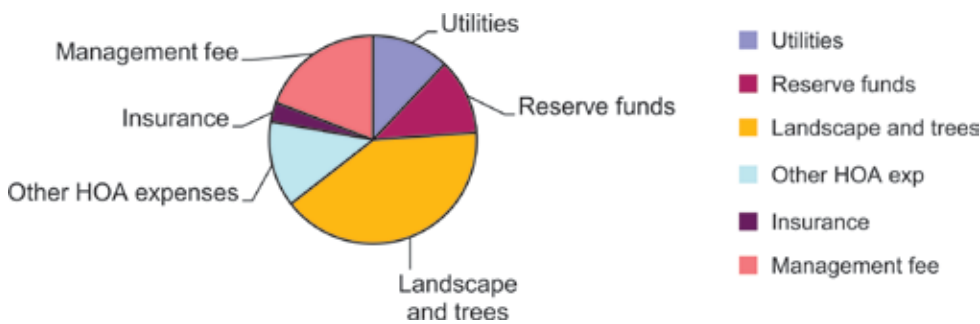
SADDLEHORN
The first. Still the best.



2019 Budget Breakdown

Here's how your association fees are allocated.

Expenses	Annual Cost	% of fees	Monthly Cost
Utilities	\$ 28,600	12.09%	\$ 5.04
Reserve funds	\$ 28,000	11.84%	\$ 4.93
Landscape and trees	\$ 95,854	40.53%	\$ 16.89
Other HOA expenses	\$ 31,495	13.32%	\$ 16.65
Insurance	\$ 7,200	3.04%	\$ 1.27
Management fee	\$ 45,360	19.18%	\$ 7.99
Total expenses	\$ 236,509	100.00%	\$ 41.67



UNAPPROVED CHANGES CAN MAKE FOR UNHAPPY CIRCUMSTANCES

Before you make changes to your lot—which includes your home, fencing, landscaping and all other permanent fixtures or structures within your lot boundaries—please contact HOA Management and/or review the ARC guidelines to ensure that the changes you are making are allowed and approved by the Association. It appears that a lot of work is being done now that the weather has changed. Some owners have not gone through the proper process and may have to change or remove recent upgrades. It is the desire of the Board to avoid costly and unpleasant decisions of asking owners to remove recently added items.

THEY'RE B-A-A-A-A-CK!

Bear reminders are normally sent out at the end of the fall season as the animals come into the neighborhoods to fatten up before hibernation. This year there have been several reports into Management that the bears are in the neighborhood just out of hibernation. We've never had reports this early so the Board asks that everyone be reminded to keep food out of reach of bears. Bird feeders, dog food and trash are all easy targets for bears and only encourages them to roam the area more frequently.



PLAYGROUND EQUIPMENT

The Association met with the Washoe County Park Department to evaluate the playground equipment in the Saddlehorn park. The inspectors were in unanimous agreement that there were too many current code violations and an inability to make needed repairs because of the age of the equipment. The Association was authorized to remove the equipment. Washoe County has no immediate plans or funding to replace the equipment.

YARD SALES

Garage/yard sales are permitted. There is not a rule nor provision in the CC&Rs that prohibit owners from holding them.

MANAGER'S CORNER

Several homes in Saddlehorn 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 stay off and out of the 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 too tall and impede vehicular line of sight.