

# Quail Corner

www.saddlehorn.org

SADDLEHORN HOMEOWNERS' NEIGHBORHOOD NEWSLETTER

## 2020 MEETING SCHEDULE FOR SADDLEHORN HOMEOWNER'S ASSOCIATION

In an effort to save the Association in copy and mailing costs, the HOA agendas are no longer mailed in advance of the meetings. They are now posted on the website ([www.Saddlehorn.org](http://www.Saddlehorn.org)) under the "Resources" tab. If you don't have internet access, contact Management to have the agenda mailed to you.

All Board of Directors meetings will be held at Wolf Run Golf Course located at 1400 Wolf Run Drive, Reno NV 89511. The dates and time for the 2020 meetings are January 23rd, 2020 at 4 p.m., April 16th, 2020 at 6 p.m., July 16th, 2020 at 6 p.m. and October 15th, 2020 at 4 p.m.

All homeowners are encouraged and welcome to attend — to contribute ideas and to volunteer your help if you're willing! Also, all homeowners have the right to have a copy of the audio recording, the minutes or a summary of the minutes of this meeting distributed to him/her upon request, in electronic format at no charge to the unit's owner or, if the association is unable to provide the copy or summary in electronic format, in paper format at a cost not to exceed 25 cents per page for the first 10 pages, and 10 cents per page thereafter. Minutes are available for free, upon request by going to [www.gwascorp.com](http://www.gwascorp.com) or [Saddlehorn.org](http://Saddlehorn.org).

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.

## ASSESSMENT INCREASE

An assessment increase to \$150 per quarter becomes effective January 1st, 2020. The increase was due to the Reserve Study that had new information of actual/projected costs for all of the drainage systems located within the common areas that are in need of work and ongoing maintenance. This work is necessary to keep the common areas functioning as they were originally intended.

*Volume 4*  
*2019*

### Board of Directors

Tom Wright,  
President  
[thomasawright1@gmail.com](mailto:thomasawright1@gmail.com)

Brett Nelson,  
Vice President

Amanda Alfaro,  
Secretary

## *Snow Removal*

Washoe County has a protocol for street clearing which focuses on the main arteries and then they progress to the smaller streets. The map that is included is from the Washoe County website for snow and ice control. The pink roads are considered the main priority followed by the blue and lastly the yellow streets.

If you have damage as a result of the plows you should call 328-2180 to report the damage. While the plows may have damaged your box, there is a Washoe County code that puts the damage from plows back on the homeowner. As a form of customer service, they do try to replace or repair damage done by plows but sometimes (because of weather and available time) not all repairs are made.



**SADDLEHORN**  
*The first. Still the best.*

## ELECTION RESULTS

Your 2020 Board of Directors are Amanda Alfaro, Tom Wright and Brett Nelson. The two remaining Board positions are currently vacant as there were no other owners who submitted nomination forms this year.

The Association is saying goodbye to Jan Hunt (who chose not to run again), but the Board would like to give a special thanks to Jan for her work and commitment to the trees and landscaping for the past two years!

## OUTDOOR LIGHTING REMINDERS

Outdoor lighting should only be illuminating your property. That means using fixtures with cutoffs and 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 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 adjustments that your neighbors will appreciate.

## QUESTIONS FOR YOUR MANAGER?

If you have any questions for our Community Manager, please feel free to contact her:

Valerie Santana, Gaston Wilkerson Association Services  
1675 Robb Drive, Suite 5, Reno NV 89523  
775-323-4363 • vsantana@gwascorp.com

## CAN YOU REVIEW HOME DESIGNS?

The Saddlehorn Design Review Committee (SDRC) consists of five members who meet once a month for about an hour. If you would like to have a more active role in the look of the community, this is a great place to participate by reviewing new home plans and submissions for changes to existing homes. The current SDRC members represent many professions; architects, builders and landscape professionals are some of the current members' backgrounds. If you have some background or expertise that you think would be a benefit to the committee and would be willing to participate in monthly meetings, please contact Management for more details.

## *Put Home Maintenance on Your Schedule*

Your natural inclination in winter might be to hunker down and wait for spring's arrival. However, before going into hibernation mode, there are a few winter home maintenance chores you should attend to. Performing a few simple monthly maintenance tasks can prevent costly home repairs down the road.

Watch for ice dams (a ridge of ice that builds up at the bottom of a roof, trapping snow and melting water behind it). This can allow water to infiltrate the roof. Get in touch with a contractor to fix the problem so it never happens again.

Check for drafts. Cold air slipping in around doors and windows can cause higher heating bills. Use this simple trick: Light a stick of incense and slowly move it around the seams of doors and windows. When the smoke blows around instead of rising in a straight line, you've got a draft. Many gaps can be eliminated by applying a little caulk.

Test your sump pump. If you have a basement sump pump, make sure the switch is on and pour a little water in the crock to ensure it starts. Many basement leaks occur during upcoming spring thaws, so check it now to be safe. Check the backup battery, too. Make sure foundation vents are closed. Crawl space ventilation is good for your home during the spring, summer and fall. During the winter months closing the vents can lower your heating costs. Cover outdoor air conditioning units. Snow and ice can damage outdoor air conditioning units if they aren't protected. Covers are

available at most home improvement stores, but even a secured canvas tarp will do.

Then come springtime, use this homeowner's maintenance checklist to ensure your home is ready when flowers begin to bloom:

HVAC checkup. It's a good idea to have your system tuned up before air conditioning season arrives. Always use a trained professional for this.

Roof inspection. Winter snow and ice can damage shingles which could lead to leaks. You can inspect your roof with binoculars, but don't go up there. Roof repairs are best left to a qualified contractor.

Check for sagging gutters or gutters that don't drain properly. Left for a season or two, an unstable gutter can spill enough water to damage the foundation.

Inspect sidewalks and driveway. Cracks and buckles caused by freezing temperatures should be repaired before they become a major issue.

Check seals around doors and windows. Check for drafts again. Cracked caulking should be touched up to prevent the loss of cooled air all summer.

Clean clothes dryer exhaust. Lint buildup can affect the dryer's efficiency and may create a fire hazard. In fact, about 15,500 house fires are caused by clothes dryers each year.