

# Ridge Rambler

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Fall 2000

## Gate numbers

October	7479
November	1267
December	4396
January	8275

**Please pay road maintenance fees, SRPOA dues and garbage fees!!**

Road maintenance fees and dues of the property owners association are past due.

The road maintenance fees allow for the upkeep of our roadways. As the first rains hit recently, Jack Davis was out smoothing the ripples from our roadway. When there is dry weather, this ripples just cannot be eliminated. But with the first raindrop, out came Jack. The road maintenance fees make certain that the equipment will be in operating order at the right time.

The dues to SRPOA, although voluntary, do allow members to vote during the annual meeting. They are only \$20.

Garbage fees - a vast decrease from the amount we were paying previously - provide the convenience of always having a bin in which to place household refuse. Those who don't pay don't have the right to place their garbage in the bin and make it more expensive for all other residents.

## Larry Dicus to lead SRPOA

At a meeting of the board of directors immediately following the annual meeting of the Saddle Ridge Property Owners Association on July 15, Larry Dicus was elected president of SRPOA.

He will serve in that post for the next two years. Elected vice president was Frank van Aalst. Ginger Wilson and Nancy Cain will serve one more year as treasurer and secretary respectively.

During the annual meeting five new members were elected to the 15-member board of directors: Beverly Carrigan, Bob Carroll, Jim Clinansmith, Les Jewell and Marion Madore. Jewell and Mrs. Madore were re-elected. Mrs. Carrigan, Carroll and Clinansmith are new members to the board. All will serve three-year terms until 2003.

Among the items discussed at the annual meeting: the mail kiosk, road conditions, suggestions for contractors working in Saddle Ridge, need for a new gate.

**Mail kiosk**—Richard Way reported on preliminary work. (Editors note: grading has now been done in preparation for construction.) Way pointed out that planning for the kiosk was concerned primarily with requirements of the U. S. Postal Service and with the need to keep the entrance to Saddle Ridge as esthetically pleasing as it has been. Way is working with the Postal Service to obtain acceptance of the necessary levels of administration. Jack and Juanita Davis of DCA have donated land on which the facility can be constructed. That area is located just

adjacent to the current mailboxes.

**Roads**—Larry Dicus, chairman of the roads committee, explained that six drain tiles have been installed and ditching has been completed on all but about six areas. Bush hogging is being planned and a leaf blower hoped for.

Larry Elder asked about the possibility of having at least "Yield Right of Way" signs at major confusing intersections.

**Contractors**—Juanita Davis reminded all property owners, especially those planning to build in the near future, to refer their contractors to the suggestions which have been mailed to each owner and which appeared in the spring issue (2000) of the Ridge Rambler. DCA Inc. as developers will be working with the contractors to make certain land is not damaged, etc., throughout the construction process.

**New gate**—Jim Clinansmith reported on progress toward purchase and installation of a new gate and distribution of clickers to gain access. Increased traffic has strained the present gate which was not designed for so many openings and closings. The property owners affirmed the plan of the board to purchase the equipment for up to \$6,940. Property owners wishing an additional clicker will be charged \$20.

Following the adjournment, Beth Dicus reported on the status of the male and two female elk. The individuals owning the elk have been working with the Tennessee Elk Association on the fencing. She appealed for persons who enjoy the presence of the animals in Saddle Ridge to contribute toward their upkeep and feed. (See story elsewhere in newsletter.)

## Board meets on Aug. 26

The SRPOA board of directors met prior to the potluck dinner at the Davis home at 3 p.m., Aug. 26.

Larry Dicus, president of SRPOA and chairman of the roads committee, reported roads were in good shape. Bushhogging has been postponed until September because of the hospitalization of the owner of Merritt Construction which had the equipment.

Dicus reported on a suggestion by Jack Davis that a new "pug mix" might be used on the roads. This is a crushed gravel surface which is cheaper per truckload. John Wilbanks, who has had experience with the surface, explained that it will definitely wash on slopes and hills and would therefore not be feasible on many Saddle Ridge roads. Jack would like to test the surface on the road between the gate and the barn. The road committee will investigate the possibilities of the surface washing into the lake.

The board voted to authorize Les Jewell to investigate the costs of having wooden "Yield Right of Way" signs constructed. They would be in keeping with Saddle Ridge road-name signs.

Richard Way reported that the Knoxville post office had rejected the initial plans for the postal

kiosk. The postal service had switched to molded plastic boxes rather than metal boxes which they deemed were too heavy. The plans will be altered, and Way will continue his journey through the postal service's heirarchy.

In discussing the entrance gate, Way and Clinansmith will be working together on costs for the materials which will be needed. Way indicated he might have contacts which would provide the materials at a lower cost.

Road maintenance fees are being paid but about \$7,000 is still outstanding. In addition, some garbage fees have not been paid.

At the end of the meeting, there was discussion about decreasing the size of the board of directors from the current 15 to 9. Those favoring the move suggested that the smaller number would facilitate discussion. There was no action taken. The meeting adjourned at 4 p.m.

Those attending included Nancy Cain, Beverly Carrigan, Bob Carroll, Bob Clinansmith, Juanita Davis, Larry Dicus, Bob Frink, Les Jewell, Marion Madore, Ed Tipps, Frank van Aalst, Richard Way, John Wilbanks, and Marie Wilson.

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## Burchfield buys large acreage

Perry Burchfield, who has constructed many of the homes in Saddle Ridge, has purchased the 100-acre plot of land located at the back of Saddle Ridge.

Burchfield has told residents of Saddle Ridge that he plans to develop the acreage after he constructs roads to gain access. The land had been most recently owned by the Chilhowee Baptist Association and Jack and Juanita Davis but had been part of the original development Mountain States Development which later became Saddle Ridge.

Juanita Davis of DCA Inc. told members of the board of directors meeting Aug. 26 (see story elsewhere in newsletter) that the land will come under the same land use restrictions as the rest of Saddle Ridge. The board asked Frank van Aalst to work with Burchfield to draw up an agreement which makes certain Burchfield's commitment to coming under the restrictions and paying his fair share of maintenance fees. Dicus will assist. Burchfield had been invited to attend the meeting and address any concerns of residents.

## Newsletter schedule altered

The Ridge Rambler will alter its publication schedule to allow more timely reports of the board of directors meetings.

The board is scheduled to meet quarterly and more frequently if needed. Next board meeting will be in October, then in January. Therefore the next Ridge Rambler will be published the last of January. The delay was necessary because of the codes which are published each three months. In this issue, therefore, four months of codes appears.

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## Elk now penned; funds solicited

The male elk, Bo, and his two female companions are now housed in an enclosure which meets qualifications set by the Tennessee Elk Association.

The fencing was done by Richard Way and others who are interested in the elk.

A letter has been mailed to residents of Saddle Ridge asking for contributions to help defray the cost of the posts and fencing. Signing the letter was John King, a property owner and one of those contributing to the fund to purchase the elk.

The property owners association has no active involvement in the ownership of the elk.

Those wishing to contribute are asked to give their funds to Juanita Davis.

