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# RIDGE RAMBLER

## Directors meet, discuss delinquent fees

The Saddle Ridge Property Owners Association will be sending letters to property owners who have yet to pay their 2002-2003 road maintenance fees, directors decided at their board meeting Oct. 15.

This will be the first step in a process which may lead to having liens placed on property in the development.

The letters will be sent in conjunction with DCA Inc., developers.

If liens are placed on properties through the action of an attorney, the land cannot be sold without first clearing the lien.

In late June or early July property owners received the bill for road maintenance fees for the parcel or parcels which they own. The bill was

due immediately. About 30 owners with 36 lots (about \$9,500) have yet to pay this year's fees.

The fees finance road work within the development and garbage pickup along with utilities for the gate area. Property owners agreed to pay the fees when they purchased property in the development.

In addition, 15 owners with 17 lots are delinquent in road maintenance fees from previous years. That total comes to a little more than \$20,000.

Bills for dues for membership in the property owners association were sent at the same time. This money (\$20) is voluntary but enables property owners to vote at the annual meeting each year.

## Roads "relatively good"

At the board meeting of SRPOA, Bob Frink, president of the association (who also serves on the road committee), characterized roads in the development as being "in relatively good shape."

He said that hopefully by December all roads which have been judged to be in need of graveled will have been rocked.

Frink also said that soon the leaf blower which is in the development will be put to work.

Some areas still need work on drainage and some culverts for draining excess water need to be installed. John Wilbanks during discussion later in the meeting added that if proper ditching and proper crowning were completed along most roads,

many of the problems we experience would be alleviated.

Frink also reported that he and Jim Clinansmith have been surveying the work at the gate and on the lake which was done following the March flooding. The road on the right of the lake (looking toward the interior of Saddle Ridge) is still lower (by about 12 inches) than the spillway which has been constructed to the left of the lake. Should the lake be filled by heavy rains such as those experienced in March the roadway would be under water before the spillway provided a release.

The road committee will report back to the directors at their meeting in January. The committee by that time should have some recommendation about a solution.

## BEAUTIFICATION GROUP SEEKS SRFOA INPUT

Suggestions are being sought for areas within Saddle Ridge which would benefit from simple landscaping and plantings.

The beautification committee, headed by Kathy Wilbanks, will be decorating the gate area for Thanksgiving and for Christmas. The committee was responsible for the plantings at the front gate this

spring and then again, following the flood, this summer.

One suggestion has been to decorate the sign at the East Millers Cove Road intersection.

The committee will report back in January to the board of directors with the suggestions it has received and plans for plantings.

## Treasurers' reports accepted by board

The maintenance fee account stands (as of Sept. 30, 2002) at \$43,348, according to a report presented by Juanita Davis of DCA Inc., who serves as ex-officio member of the board of directors.

Largest amount from expenses was \$2,691.43 to Burchfield Construction for work on road repair and gravel.

Payment of road maintenance fees by property owners brought \$32,985.21 into the coffers from July to September.

The dues account stands at \$8,630.88. Funds from this account is used to make improvements in the development and pay postage for mailings to members of the association. Other uses are being considered by the board.

## Survey divided on paving, clearing

With the dues bills sent this year, property owners were asked to complete two surveys, one asking for opinions on paving the roadways in the development, the other for opinions on bush hogging.

Fifty-nine persons replied to the paving survey. Of those, 19 (32 percent) did not want the roads paved; 15 (26 percent) were willing to have the roads paved and were willing to finance the costs of the work through an additional assess-

ment. But 25 (42 percent) said they would be willing to have the roads paved if they did not have to pay any additional money for the work.

Sixty-two persons returned the bush-hogging survey. Of that number, 38 (61 percent) said they would like the area to be bush-hogged once a year, 19 (31 percent) said the decision about frequency should be determined by need and 5 (8 percent) didn't want the work done ever.

## Package problems receive attention

The board of directors discussed the problems with package delivery in Saddle Ridge during its meeting Oct. 15.

Since the office is not staffed fulltime, packages are being left by both United Parcel Service and Federal Express on the porch of the office. In one case a package was delivered to a resident's work place for delivery to another resident in Saddle Ridge.

When asked, the companies have said that their trucks were not suited for travel over the steeper terrain of Saddle Ridge and therefore they could not deliver to individual's homes although signatures were often required for delivery.

Members of the board cited problems with delay of "guaranteed next day delivery" packages.

Among the options being considered are building a package delivery area in the kiosk or having volunteers man the office during the hours both companies deliver to this area.

### How to reach SRPOA board members

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