



RIDGE RAMBLER

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August	9875
September	5430
October	0322
November	2963

Welcome to new owners!

We welcome three families who have purchased property in Saddle Ridge:

Dave and Sandy Harbin of Alabama who purchased the home on Ridge Court.

Richard and Ann Sullivan of Florida who have purchased a lot on Country Club Drive (above the barn).

Gary and Linda Jackson of Gettysburg who have purchased a lot on Oakwood (between the Suggs and the Davis homes).

Calling all Saddle Ridge property owners!

Come to the annual meeting Saturday, July 19, at the East Walland Missionary Baptist Church (the beige church on the right just before the first one-lane bridge on East Miller's Cove Road).

The meeting will begin at 10 a.m. and will conclude with a potluck luncheon. Weather permitting, the lunch will be held in the pavilion behind the church. If not, we will eat in the church fellowship hall where the meeting will be held. Debbie Way is in charge of coordinating the potluck.

We'll be discussing events of the past year and will elect three board members. Five members' terms are expiring this year: Beverly Carrigan, Bob Carroll, Jim Clinansmith, Les Jewell and Marion Madore.

For the past two years, we have been electing three members to replace five whose terms were expiring in order to decrease the size of the board from 15 to nine. This year after the election we will have nine board members.

We'll hear reports from committees, including the road committee and the beautification committee. (A report by the beautification committee chairman Kathy Wilbanks appears elsewhere in this newsletter.)

There will also be an opportunity to pay your Saddle Ridge Property Owners Association membership dues and your road maintenance fees if you haven't already. (A bill appears in the mailing which brought you the Ridge Rambler. Be certain to remove it from the envelope.)

We'll start the meeting with a sign-in so that we'll know who is in attendance and who will be voting. When more than one person owns a lot in Saddle Ridge, according to the by-laws, one person should be designated to cast the vote for the lot.

So come hear about what's been accomplished this year. Meet your fellow SRPOA members and neighbors. Bring food to share.

See you Saturday, July 19!

Treat our new gate gently!

A new gate opening mechanism has been installed along with a new key pad and telephone entry system.

Here are some hints about using this great system.

First: Do not try to beat the gate as it is closing!!

Speeding through the gate as it is closing may damage your vehicle and might put the gate out of commission. There are two new in-ground safety/sensor loops installed - one just at the outside threshold to the gate, the other just inside. They detect a vehicle in the gate's path and will

automatically stop, then re-open the closing gate.

If you are approaching a closing gate, pull up to within a few feet of the gate and it will automatically re-open. If it has already closed, use an entry code or your clicker to re-open it.

The system has a battery back-up so that if the power is off, the gate will operate for at least five hours.

The new key-pad/telephone system provides us with so much more options. It has a key pad, LED readout and phone capability.

continued next page

The gate...continued

To open the gate, first punch the pound symbol (#), then enter the four-digit code for the month.

You may call a Saddle Ridge resident listed in the directory (to have your number listed call Larry Dicus at 984-8496). You can scroll up or down using the A to Z button and then punch the CALL button. There is a built-in microphone near

the bottom of the panel. The person called then can open the gate by dialing 9.

There are plans to add stacked stone to the exterior of the new keypad structure so that it will be decorative as well as useful. There have been difficulties of finding several days of dry weather needed to complete the work.

Board Meets June 19

Saddle Ridge Property Owners Association board of directors met June 19 at the home of President Bob Frink. Frink called the meeting to order at 6:55 p.m.

Attending were Cain, Carrigan, Carroll, Frink, Kerr, Madore, Spaminato and Wilbanks.

Minutes of the Feb. 22, 2003, meeting were approved; treasurer's report was discussed and Treasurer Charlyse Kerr will discuss questions with Financial Consultant and immediate Past President Larry Dicus before the report is approved. Treasurer Kerr has been out of town for the past few months.

The board discussed having an automatic draw placed on its bank account to finance the cost of the phone service for the new gate.

A report to the board by Kathy Wilbanks, chairman of the beautification committee, was distributed and appears elsewhere in this newsletter. In addition, the committee is considering asking for volunteers to assume responsibility for watering the flower beds which have been planted throughout Saddle Ridge. The committee was scheduled to meet soon after the board's meeting.

Bob Frink reported on behalf of the road committee which includes Frink, Jim Clinansmith, Larry Dicus and Jack Davis. Some ditching will need to be done. Wilbanks suggested that some places should be ditched by a professional and that contractors might be contacted. The road committee will meet and make recommendations and make a report to the board at its July 12 meeting.

The board also voted to waive the maintenance fee cost to those who have been maintaining the roads. This waiver will be given on an annual basis only and the board will review the decision each year. Those whose fees will be waived are Larry Dicus, Bob Frink and Jim Clinansmith.

The board discussed the lawsuits which have been filed by Taylor Investments over the proposed Homestead Development adjacent to Saddle Ridge. The Blount County Planning Commission denied the development's request for approval to proceed to place over 300 residences, wells and septic fields on its land. Several members of SRPOA were in attendance at the meeting when the decision was made. Taylor Investments has sued the planning commission and Blount County over that decision.

A presentation will be given at the annual meeting, the board decided, and property owners will be encouraged to contact the Blount County commissioner for this area, John Keeble.

The board voted to authorize Juanita Davis of DCA Inc., developers of Saddle Ridge, and Bob Frink, president of SRPOA, to place liens against property for which road maintenance fees have not been paid. There are dues in arrears of about \$18,000. Charlyse Kerr said she would be willing to call property owners who have not paid their 2002 road maintenance fees.

Since SRPOA now has an agreement with DCA Inc. for road maintenance duties (as of March 25, 2003), billing for the road maintenance fees and membership dues for SRPOA which in the past have

Saddle Ridge Trash Talk

Saddle Ridge neighbors completed the first scheduled trash pick up Saturday, April 19. We split into two teams consisting of Doug and Janie Shaffer, Hubert Pearson, John Kerr, Martha and Bob Frink, Annie Lois Murphy, Larry "Lencho" Dicus, and John and Kathy Wilbanks.

One team covered East Millers Cove Road approximately one mile east of the Saddle Ridge entrance while the second team scoured in the opposite direction to the Ranger station.

The men with bare hands and super human strength pulled enough carpet out of the creek alongside East Miller's Cove Road (east bound) to carpet a small house. In addition to carpet, our Tennessee trash consisted of car tires, 50-gallon barrels, bed springs, even an animal carcass in a black garbage bag (thank heavens it was identified as non human!) and the list goes on and on!

John Wilbanks contacted Ron Dunn at the Sheriff's Department requesting pickup of our little collection of trash, which they graciously agreed to do.

There is continued trash talk but plans for future pickups are not scheduled until late fall or early winter in hopes that those annoying little reptiles will be in hibernation!

Much thanks to the trash teams!
Kathy Wilbanks
Chairman, Beautification
Committee

been collected separately will now be collected together and the bank accounts combined.

The board also voted to send a letter of invitation to Perry Burchfield, developer of 100 acres at the rear of the Saddle Ridge development. Burchfield will be invited to attend the annual meeting to present a report on his development. This is in conjunction with a letter of agreement signed by Burchfield and then-president Larry Dicus of SRPOA on March 15, 2002.