

Ridge Rambler

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SRPOA Annual Meeting for 2006

Mark your calendars...the date for the 2006 SRPOA Annual Meeting is July 15, 2006 in the Fellowship Hall at the East Walland Baptist Church on East Millers Cove Road. Meeting will start at 10:00 AM with a "potluck" lunch to follow the conclusion of the meeting. Attending will be Leon Konz, Tennessee Division, of Forestry who will speak on "Firewise Communities". He will provide handouts and answer questions.

Board Meets 6/13/2006

The SRPOA Board of Directors met on June 13, 2006 at the home of Bob and Martha Frink. President Bob called the meeting to order at 6:50 p.m. In attendance were President Bob Frink, Jim Clinansmith, Rob Carroll, Nancy Cain, Bob Hood, Phil Spampinato, Alex Wyss and John Wilbanks.

The minutes from the March 9 meeting were approved by a motion by Spampinato, second by Cain.

Treasurer's report was adopted on motion by Clinansmith, second by Wilbanks. Treasurer Carroll reported that five property owners remain delinquent on their road maintenance fees. Letters will be sent explaining the steps the property owners association can take if the fees are not paid.

Road Committee

Hood reported on behalf of the Road Committee. A lengthy discussion followed concerning the equipment needs for proper road maintenance, the cost of the equipment and how to proceed. On a motion by Spampinato, second by Hood the highway committee was authorized to spend up to \$45,000 on a new tractor and a flail mower attachment. An amendment by Carroll was accepted which asked that members of the committee obtain three bids on the equipment before purchasing it. If the bids are higher than \$45,000, members of the committee will report back to the board.

The board decided on motion by Wilbanks, second by Hood to approach Perry Burchfield about his earlier offer to donate land near his portion of Saddle Ridge for storage of equipment. The board would assume closing costs and other expenses for the property transfer. If land can be found closer to the gate, one tractor would be stored at that location, the other on the Burchfield-donated land.

Beautification Committee

John Wilbanks reported on the beautification committee headed by his wife, Kathy. Frink said he would talk with the law firm of Kizer and Black about drawing up documents to allow SRPOA to place a flagpole on the bank of the lake.

Wooly Adelgid Program

Bob Hood reported that if a property owner wishes to treat their trees against the wooly adelgid, he was prepared to train them on use of SRPOA equipment. The property owner would need to purchase the materials to spray. Hood said he and Hugh Pearson will try to treat trees along SRPOA right of ways in the fall.

Welcome Committee

The welcome committee, according to Wilbanks who was reporting for Kathy, will meet June 14 to assemble notebooks containing helpful information for newcomers.

Fast Access DSL

Frink reported that officials with BellSouth finally returned his inquiries about the possibility of having high-speed internet access in Saddle Ridge. The company, officials said, is currently considering installing the card which would allow persons within 18,000 feet of the switching box at the gate to have such access.

Legal Corner

SRPOA's attorneys have examined the by-laws which have been revised by Spampinato, Frink reported. Next step is for members of the board to examine them. We hope to have signed copies available at the Annual Meeting. Frink said the law firm will next consider ways to update the land use restrictions.

Architectural Review

Committee

The architectural committee of Spampinato, Hood and Tom Palmer will meet prior to the July 15 annual meeting to discuss ways to inform new property owners about restrictions.

Garbage Building Security

Board members discussed the need for a light in the garbage building. Under consideration is a movement-operated light which is powered by a solar battery.

Covenants and Restrictions

When you closed on your SR property, you should have received a copy of the "Land Use Restrictions, Protective Covenants and Building Standards for Saddle Ridge". If you didn't, or if you have misplaced it, there will be copies available at the Annual Meeting. Pick up a set and read them. There are several violations in existence in SR. Let's tighten up our practices a little and improve the quality of life we all located here to enjoy. We are rapidly growing and we have become a big business.

Bear Activity!!!!

There has been and continues to be a lot of bear activity in SR. We know of at least seven bears that are roaming our development. Much as we all hate to do it, we must quit feeding them!!! Bird feeders, pet foods, open garbage bags, etc., are open cafes for bears. We were just informed that this is mating season. Large male and female bears are courting and probably would be more aggressive if disturbed. Exercise caution if you encounter them. Please look at what you are doing that may be attractive to bears and make necessary corrections!!!

Gate Codes and Access to SR

There are a lot of people seen milling around SR. When stopped and questioned as to what they are doing, the typical response is they were let in to look around. Folks, that is unacceptable! Too many non-property owners are obtaining gate codes. Your assigned, discrete, four digit personal gate code is like the pin number on your bank card, protect it in the same manner. There are proper ways for people who need access to SR to gain access. The gate system is a useless deterrent if everyone has codes. If you have questions, contact a board member.

Wanted!!!

We need persons who would be interested in serving as members of the SRPOA Board of Directors to notify President Bob at 984-4873 or bobfrink@bellsouth.net by July 10th. Board members will consider these names and other agenda items at a meeting on Tuesday, July 11, at the Spampinato residence.

We are in need of Road Committee members. Tractor driving experience desired. If interested, contact Bob Hood at 681-7623 or winterhaw@bellsouth.net.

We need volunteers to feed the ducks and geese. John and Kathy have been the primary caretakers for a long time and are eager to share the task. Give them a call at 982-2466 or wilbanks2@bellsouth.net

Kathy Wilbanks is looking for help in maintaining the various flower beds around SR. A lot of time and effort has gone into beautifying our development. Now we all need to pitch-in and maintain it. Give Kathy a call.

We need persons to help with the Wooly Adelgid treatment process and who would be willing to receive training. Contact Hugh Pearson at 982-5729 or Bob Hood.

General Information

Our problems with the garbage building continue. Folks, we have got to **tie or tape garbage bags** closed! We have got to **break down cardboard boxes and tie them in bundles**. Our garbage pickup contractor is not going to take cardboard that is not broken down and tied. We need to **place our garbage bags** into the building away from the door to the rear if possible. **Do not put them right at the door!** Under **no circumstances** can we leave garbage **outside of the garbage building**. Tossing **loose garbage/trash** into the garbage building is **unacceptable!** Be sure the **door is tightly closed** when you leave. **The garbage building is for use by SR residents only!!!**

Please tell your **contractor** that they are **responsible for removal** of their **own garbage, trash and building materials**.

Driving Safety

A number of people continue to speed throughout the development. Suggested speed limit within SR is 20 MPH. Stay to the right especially on blind curves. Watch for hikers and wildlife. If your vehicle is equipped with "four wheel" or "all wheel" drive capability, please use that feature.

Board Members

Here is a list of current SRPOA Board Members. At the annual meeting, we will elect three new board members. Bob Frink and John Wilbanks have reached the term limits specified in the by-laws and may not be re-elected. Phil Spampinato has served one full term and is eligible for re-election.

Bob Frink, President, 984-4873,
bobfrink@bellsouth.net

Jim Clinansmith, VP, 981-3990,
bclinansmith@juno.com

Judy Pearson, Secretary, 982-5729,
hubertp@esper.com

Rob Carroll, Treasurer, 977-8940,
rob@mosesgamblehouse.com

Phil Spampinato, 675-7997,
rhd@tds.net

John Wilbanks, 982-2466,
jwilbanks@cityofpigeonforge.com

Alex Wyss, 977-1533,
wagwater@peoplepc.com

Nancy Cain, Past Secretary, 984-
7250, ncain69665@aol.com

Bob Hood, 681-7623,
winterhaw@bellsouth.net

**We hope to see
everyone at the
Annual Meeting
July 15th.**