

# THE "RIDGE RAMBLER"

Volume 14, Issue 3

Summer, 2007



It is truly the "dog days of summer" and I can't for Fall. In my opinion the only good things about summer are fresh tomatoes and watermelons and the knowledge that Fall is around the corner. Not only do I love the exquisite beauty of the leaves changing to reds and golds, plus it is the beginning of football season. Go Vols and Titans!

We held our annual meeting on July 16th. For those of you who were not able to attend we managed to fit some SRPOA business in between the wonderful buffet prepared by our residents. My very own husband Jim is the new president of the SRPOA. While I am certain that he will do a great job I am concerned that he will not be able to help me with the Rambler as much as before. One of our new residents, Julia Blackwood, has offered her talents as a former reporter to assist with the Rambler.

Editor—Melba Harmon

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## The Mystery of the Empty Envelope

A few months ago several of our property owners that normally receive their Rambler via mail did not get their copy of the Spring Rambler. Instead they got an empty envelope. We want you to know that we have conducted an intensive investigation in an attempt to discover exactly who was responsible. The results are in and it is not pretty. A mutant bear must have broken into the Editor's home and taken several copies of the of the already stuffed Rambler out of their envelopes. Apparently the Rambler is so popular with the wildlife here that the bear was asked to get copies for the other animals' reading pleasure. We have taken steps to avoid a repeat of this travesty.





## President's Message

Voting at the recent Annual Meeting resulted in the following changes to this year's Board of Directors: New board members elected were: Kerry Blackwood, Shannon Tipton, and Barbara Clinansmith. Bob Hood was reelected to another term. Subsequent voting by the new Board for officers resulted in the following: Jim Harmon, President; Nancy Cain, Vice President; Kerry Blackwood, Treasurer; Judy Pearson, Secretary. Speaking for all of the new Board, I can assure you that we will do the very best that we can for Saddle Ridge. This should be an interesting year with the development of both the Three Sisters property and the Homestead. We also anticipate a lot of activity in working to maintain or improve our mountain environment and in seeking to satisfy the goals of the Property Purchase Committee. Let's have a great year.....Jim

## Year End Financial Report



Rob Carroll reviewed the Treasurer's report indicating where monies came from and monies spent. Our biggest expenditure came from road maintenance and the dry hydrant. A new computer was purchased along with accounting software to replace a very old system and to make it easier to keep up with SRPOA finances. A new printer was purchased after the cutoff date for this year and goes into the 2007/2008 expenditures.

A new line item 'Firewise Community Cost' has been added to the budget. The dry hydrant came under this line item.

We still have one property owner who has not paid any maintenance fees and one owner who paid this year 2006/2007 but not 2005/2006. The treasurer is still in discussions about the 2005/2006 fee with the property owner.

The proposed budget for 2007/2008 was reviewed. The annual maintenance fee was raised to \$500. Including several new property owners in the coming year we will have approximately \$62,260 for 2007/2008 plus approximately \$2,000 of interest income. We anticipate spending about \$53,000 to \$54,000 next year. The major expense anticipated will again be road maintenance with a projected cost of about \$35,000. This was the amount spent last year. The garbage pick up cost will increase some with new homeowners. We may also have to increase garbage pickup to twice a week within another year which would also increase that cost. That increase in cost is already figured in.

The maintenance fee increase is fixed for the next 5 years. That is mandated by the covenants and restrictions which will allow home owners to plan for those 5 years. When the strategic planning was done, headed by Rob Carroll, the proposed budget inflation was planned for. Road maintenance, garbage pick up and few other incidentals would rise in cost. Further, the SRPOA wants to purchase a lot for the property owners' use and storage of our equipment. Outgoing President Spampinato informed property owners that the Board accepted the budget for 2007/2008 at the June 13, 2007 Board meeting.



## Year End Committee Reports

### Committee Chairs:

Architectural Review Committee	- Phil Spampinato (675-7997) <a href="mailto:rhd@tds.net">rhd@tds.net</a>
Beautification Committee	- Martha Frink (984-4873) <a href="mailto:marthafrink@peoplepc.com">marthafrink@peoplepc.com</a>
Communications Committee	- Jim Tedford (670-1304) <a href="mailto:jtedford@alphadogmarketing.com">jtedford@alphadogmarketing.com</a>
Firewise Committee	- Jim Harmon (983-7459) <a href="mailto:jimkharmon@gmail.com">jimkharmon@gmail.com</a>
Property Purchase Committee	- Alex Wyss (977-1533) <a href="mailto:wagwater@peoplepc.com">wagwater@peoplepc.com</a>
Road Committee	- Bob Hood (681-7623) <a href="mailto:winterhawk6210@yahoo.com">winterhawk6210@yahoo.com</a>
Welcome Committee	- Barb Clinansmith (981-3990) <a href="mailto:bclinansmith@juno.com">bclinansmith@juno.com</a>

*Please note that all committee reports are excerpted from verbal reports at the annual meeting.*

## Architectural Review Committee

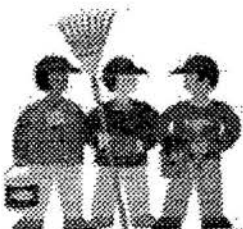
The Covenants and Restrictions require that house plans shall be approved by the developer. Our agreement with DCA, Inc., the Saddle Ridge developer, transferred that responsibility to the Saddle Ridge Property Owners Association (SRPOA).

The SRPOA has a three person Architectural Review Committee (ARC) that reviews proposed construction plans to ensure compatibility with other construction in Saddle Ridge. A set of plans and/or specifications should be submitted to a Board member or one of the ARC before construction commences. At present, the ARC is made up of Bob Frink, Bob Hood, and Phil Spampinato.

The package should contain a floor plan and elevations (with some basic dimensions) along with a brief description of roof and siding materials. In addition, the package should include:

- the name of the contractor;
- a schedule identifying when construction begins; and
- the lot number for the building site.

The committee will be happy to make recommendations and suggestions for the new construction based on their own building experience and that of other homeowners. Among the items typically overlooked are driveway access for emergency vehicles, turn-around space for those vehicles, and other items dealing with fire prevention and safety as outlined in the Firewise guidelines.



## Beautification Committee

Martha Frink talked about our spring clean up of East Miller's Cove Rd, the front entrance gate and kiosk and plans for the same in the fall. The committee will be continuing work on the flower beds around SR. There is a sign-up sheet for volunteers to help or start a bed at one of the intersections. There is a workshop planned on Sept 8 to help property owners with the landscaping to minimize pollution run-off leading to the Little River along Hwy. 321 which feeds the Maryville water system. Location has yet to be determined, but Martha will provide notification. Tim Williams, one of Saddle Ridge's own has been contracted for regular mowing.



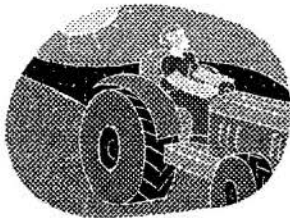
## COMMITTEE REPORTS — continued

### Firewise Committee

Jim Harmon explained the purpose of this committee, our new dry hydrant and the reason for purchasing a subscription to the Blount County Fire Department. The fire department will fight your fire if called but without a subscription you will receive a substantial bill for their services.

It is time for members to start assessing our homes for preventative ways to make our homes as fire safe as possible. The committee also has video tapes, CD's and materials which property owners may borrow for information to help them. Considering the extreme heat and drought conditions the upcoming Fall fire season is expected to be very bad!

### Road Committee



Bob Hood reported that the roads are sometimes muddy, rough and/or dusty. Slowing down will help the dust and with construction traffic going on they will be rough. The road crew relies on property owners to help the crew keep up with road conditions. Email or call one of the road committee members with any problems and they will get to it as soon as possible. Volunteers are needed and welcome.

### Communications Committee

Jim Tedford has established a URL for a website - [www.saddleridgepoa.org](http://www.saddleridgepoa.org)—and is in the process of developing site design. Jim would like to have additional help from anyone who can do web programming to help get the site up and running.

### Welcome Committee

If property owners do not have a Welcome Book contact Barbara Clinansmith. Please inform her if there are any corrections or additions needed. Volunteers are needed as some members are moving and Barbara needs help keeping the book up dated. The committee is hoping to have a fall picnic to help new homeowners become better acquainted.



### Property Purchase Committee

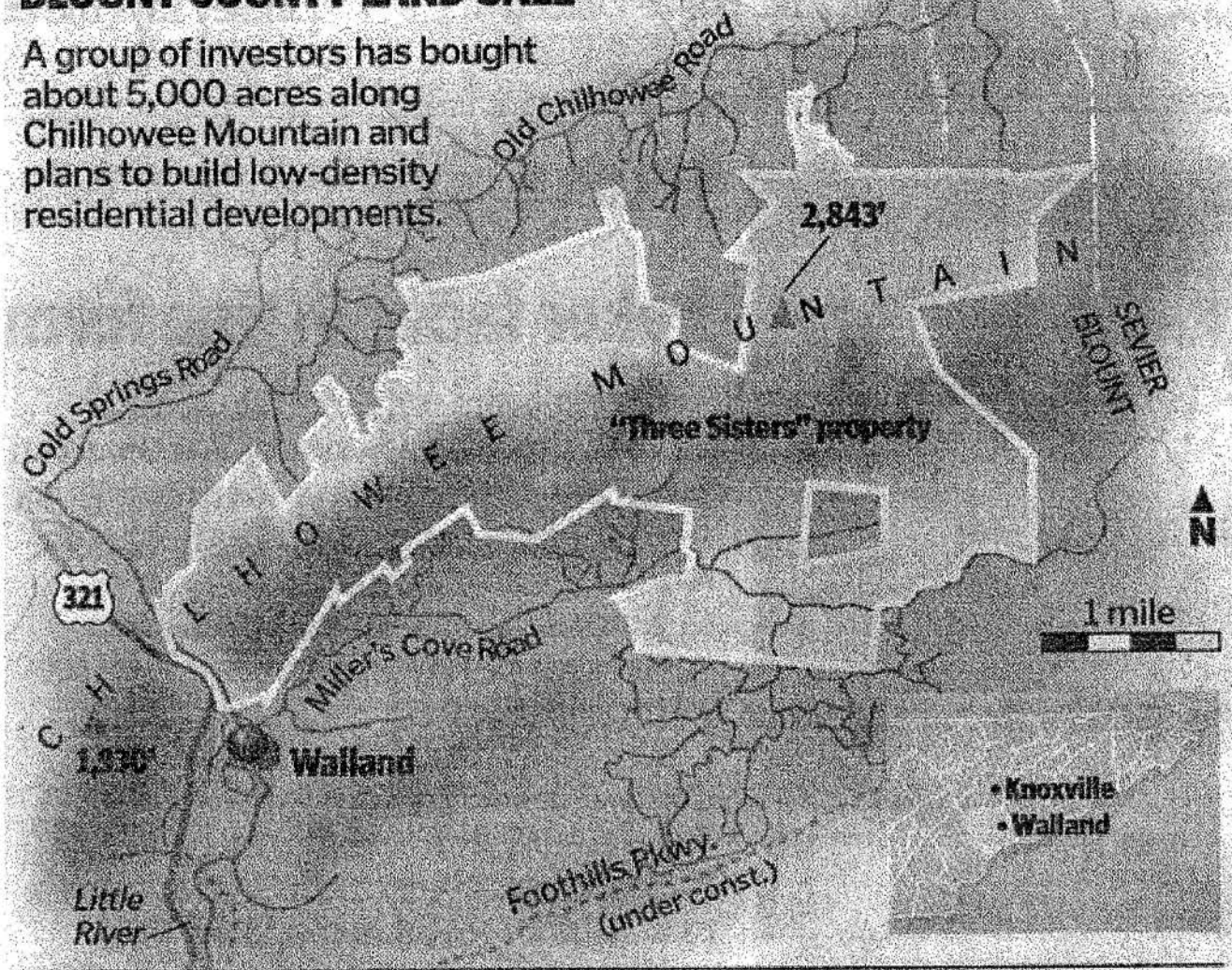
The Board has an increased concern about the area around the red barn owned by the Jack and Juanita Davis. The Board is looking for a lot to purchase and build a storage area and maybe a common area for homeowners to enjoy.



## Three Sisters Property Acquisition

### BLOUNT COUNTY LAND SALE

A group of investors has bought about 5,000 acres along Chilhowee Mountain and plans to build low-density residential developments.



Source: AFM Real Estate

R. DANIEL PROCTOR/NEWS SENTINEL

The above map and caption was reprinted from The Knoxville News Sentinel. The property purchase was completed in July and the developers are in the early stages of determining the how the land will be developed. As you can see, part of the Three Sisters property along the southern border is immediately adjacent to Saddle Ridge.

Recently, Melba and Jim Harmon and Phil Spampinato met with Walt Lane, Matt Alexander, and Darrell Akin from the "Three Sisters Mountain Investors, LLC." Highlights of the discussions are presented below:

- More than 5000 acres was purchased; approximately 3000 to 4000 acres will be placed into a land conservancy.

(Continued on page 6)



## Miscellaneous

- Tree Care: SR Property owner Curtis Casciano is a professional arborist in Knoxville and would be happy to advise SR property owners regarding native trees, landscaping, and the hemlock wooly adelgid problem. He may be reached at [curtis\\_tree@yahoo.com](mailto:curtis_tree@yahoo.com).
- Comments about those wishing to board horses, or otherwise use the barn area should be informed that that area is not "common" property. It belongs to DCA and they should be contacted directly.
- Please note that the phone number for Jim and Melba Harmon is listed incorrectly in the Welcome Book. The correct phone number is 865-983-7459.

## Opinion Section



This space is still open for comments from property owners. Any columns should be succinct and to be used for informational and/or notification purposes and not as a soapbox for "rants". The Rambler reserves the right to edit these columns, if necessary.

Please submit all opinions to Melba Harmon [melba.harmon@gmail.com](mailto:melba.harmon@gmail.com) no later than 10/1/07.

## Three Sisters Property—continued

*(Continued from page 5)*

- Approximately 75 to 125 sites will be developed; the sites will a minimum of 5 acres, with many of the sites being much larger. Development will be such that the view of the "Three Sisters" mountains from Blackberry Farm will be remain unspoiled.
- There will be no "ridge top" residences to upset the skyline view.
- Home construction will be "timber-type" and colors will be woodland hues to blend with surroundings.
- This development will be much grander than Kinzel Springs.
- The next year for TSMI, LLC will be for planning and investigating suitable road access areas. They have no plans or intentions of doing anything in the vicinity of SR, namely, on either side of the road that leads to our gate.
- They do not have a timeline or schedule for completion. Their approach is that "however long it takes to do this right" is what the schedule will be.

Our overall impressions were that this development will have a very positive impact on SR by virtue of the fact that everything around us now (except for the Homestead interface) is protected land, and what will be developed will be very upscale/expensive home sites.

The original web site that showed the Three Sisters property for sale can be found at: <http://www.afmrealestate.com/PropertyDetail.cfm?id=1180>.



## A visit with Maggie May (formerly Wilbanks, now Blackwood)

by the Roving Rambler Reporter (RRR) (a/k/a Julia Blackwood)

**NOTE:** The following is an exclusive to The Rambler interview with Maggie May (MM) from right here in Saddle Ridge.

**RRR:** The very most important question everyone here in SR is asking is "What was your first reaction when Kathy and John Wilbanks told you they were moving?"

**MM:** Horrified!!! It was no small matter to investigate all the homes, sites and locations here in SR from before I chose a home! Eight years ago when their home was still under construction, I plopped myself at their site and thought I was going to have them for the rest of my life! I chose them! I didn't make it easy for them--being the shy girl I am. I must say, right here and now, that I am so very glad that Kathy and John were persistent in their wooing of me. It took awhile; but, I warmed up to them and learned to trust them. WOW!!! They do know how to make a girl welcomed!

**RRR:** Did you ever think you were the reason for their leaving?

**MM:** Maybe, a little, at first. I was so scared that maybe I had done something to send them packing!!! Thank heaven, they assured me that I was not the reason they were leaving.

**RRR:** Why didn't you just move with them?

**MM:** They were moving into town, into a condo with no places for me to roam. Not the life for a gal like me who has to keep an eye on the neighborhood. I AM the SR neighborhood watch, you know!

**RRR:** Uh, no, I didn't know that. (MM briskly bobs her head and does a couple of prancing steps for emphasis). Did you help them find the Blackwoods, your new owners?

**MM:** May I first correct your wording? (RRR nods graciously). I do not have an owner. I am my very own person. Still quite independent in my, ahem, older years. That said, once again, I was a bit skittish that Kathy and John could find anyone anywhere near their quality for hosting pets. I gave more than a wary eye to everyone to come to see the house. I can guarantee you, too, that I did not let one person get too close!!! After all, I still hoped that Kathy and John would change their minds!

**RRR:** What did you think of the Blackwoods, Kerry and Julia, the first time you saw them?

**MM:** To be brutally honest, I was not too sure. He's skinny and bald. She's got frizzy hair and never stops talking. They mentioned more than once, Bayley. Did not know who or what was a Bayley. But, this "thing" seemed very important to them. Then, I heard, they loved the house. They wanted the house! They signed a contract to buy the house! Oh, me....

**RRR:** I will bet you had more than one sleepless night when you learned the house was sold!

**MM:** You do NOT know anxiety until you have discovered that your whole world has changed with the stroke of a pen. (Here MM hangs her head with a bit of shame) Shame on me.... I took my very own

*(Continued on page 8)*



## A visit with Maggie May— continued

*(Continued from page 7)*

good time about bonding with Kerry and Julia. I learned that Bayley is a Pembroke Corgi. I can tell you right now that I was appalled to find out that she does not have tail. What kind of dog does not have a tail? She makes up for it! You should see her wag her butt!

RR: It's been four months since Kathy and John told you good-bye and the Blackwoods moved in. Have you all resolved your differences and bonded?

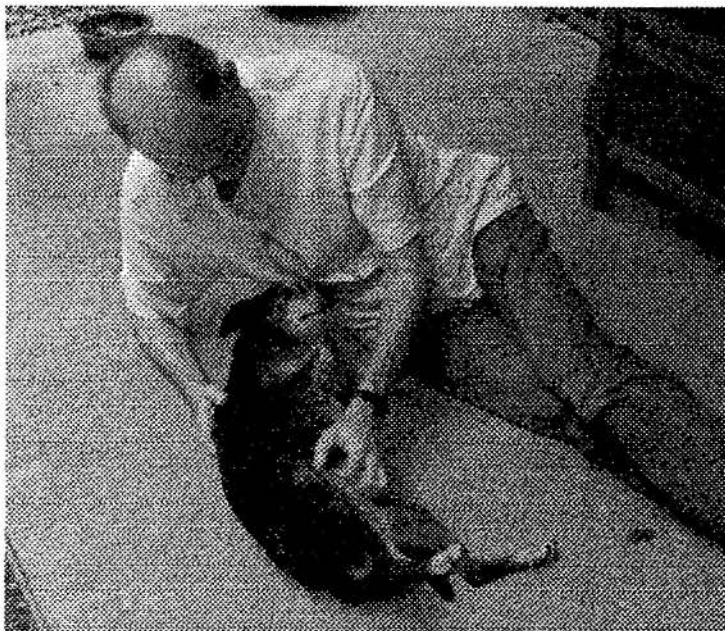
MM: Oh, my, YES! They are just fine! I thank Kathy and John for finding them! I greet Papa (that's what Kerry says to call him) every day when he comes home. I eat chicken out of his hand. I roll over on my back for tummy rubs. I even lick his face from time to time just to let him know I think he is terrific! Momma (that's Julia) makes sure my water is fresh and is chilled in the hot summer. Both of them talk to me and make me one of the family.

RRR: Is there anything you'd like to add?

MM: I know all of us get along great. From time to time, I feel that primal urge to remind everyone just who is in charge here. Every night around 9:00 things get quiet. So I BARK!! That makes Bayley bark. That makes Papa have to bring Bayley outside to check everything. That makes Momma irritable. But, I get the best laugh out of it! In the dark I give myself high fives and do a little jig.

I want to add that I thank everyone who has been concerned about me. I am doing fine. I miss Kathy and John. Do hope they'll drop by to see me.

Maggie May Blackwood.



Maggie & Papa

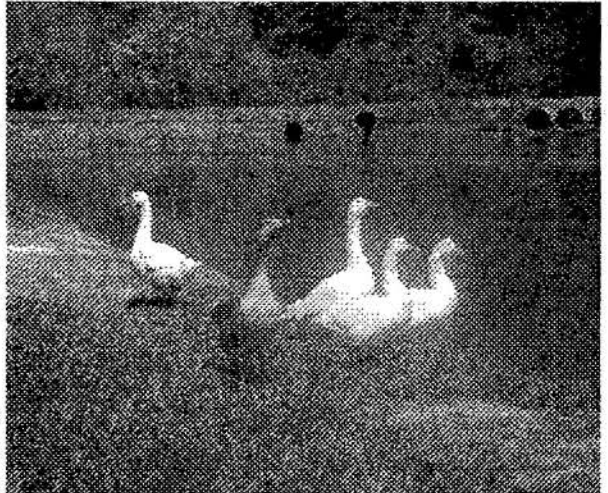




## Greetings From The Duck Inn

Thank you to all who contributed to the ducks and geese fund. We collected \$84.00 at the annual meeting and have been promised additional monies from other homeowners. We are currently in better financial shape than in recent years.

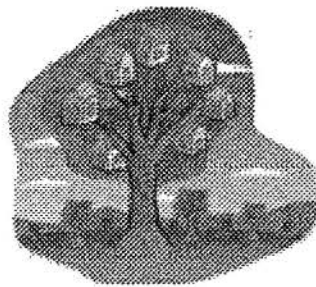
Sadly, we lost our white duck Priscilla recently. She was tending to her babies when she was hit by a speeding vehicle. She sustained a broken leg and other injuries and was not able to get out of the water to eat. She suffered a terrible fate before she died. Shame on the person who was in such a hurry that they could not slow down and wait for a duck to cross the road.



Financial support is voluntary. If you enjoy watching the ducks and geese, please consider contributing to the "Wildlife" fund. Make checks payable to Melba Harmon with a note designating your contribution for "Wildlife food"; 2047 Dogwood Trail, Walland, TN 37886 or drop in the Saddle Ridge black internal mailbox at the kiosk.

## What's Up In in Saddle Ridge?

- Condolences to the A. J. Suggs' family on the loss of their beloved wife, mother and grandmother, Patsy after an extended illness.
- Welcome to the Blackwood, Strand and Gignac/Grimes' families to Saddle Ridge.

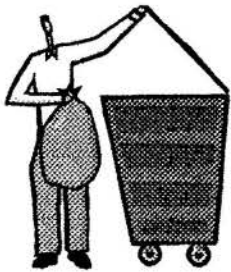


## Volunteers Needed

You may have noticed that some of our residents' names appear more than once in the Rambler articles. We could use some help! I am not aware of a single committee that is over-staffed, and some are in desperate need of additional help. If you have just a little time, call the appropriate Board member or Committee chair and give us a hand. You'll have some fun and it is a great way to meet your neighbors.

**Board Members**

Jim Harmon, President	(983-7459)	Barb Clinansmith	(981-3990)
Nancy Cain, Vice President	(984-7250)	Bob Hood	(681-7623)
Kerry Blackwood, Treasurer	(681-7104)	Jim Tedford	(670-1304)
Judy Pearson, Secretary	(982-5729)	Shannon Tipton	(681-7024)
		Alex Wyss	(977-1533)



**Garbage**

We continue to have problems with homeowners dropping off inappropriate items at the garbage building. Recently I saw a car battery (can you spell hazardous material?) left in the shed.

Let's try this one more time:

- ALL GARBAGE AND ANY OTHER TRASH MUST BE BAGGED AND TIED.
- CARDBOARD BOXES MUST BE BROKEN DOWN.
- NO MISCELLANEOUS JUNK JUST TOSSED INTO THE SHED.

I know that most everyone is being responsible. For those few that are causing trouble, we are not your parents and are not interested in cleaning up your mess. If you need help with these three simple rules, call any of the Board members and we will be glad to help.

**This is a bag!**

