
The
Ridge Rambler



The logo consists of a rectangular frame with vertical bars, resembling a stable stall. Inside the stall is a black silhouette of a horse in profile, facing left. Above the stall, the words "SADDLE" and "RIDGE" are written in a serif font, separated by a small decorative flourish.



President's Message

Hello, Saddle Ridge!

I am humbled and nervous to have been selected President of the Saddle Ridge Board for the coming year. Thanks to all the Board members that have shown such confidence in me!

Our Board for this year is:

Betsy Smith, Secretary
Sally Whelan, Treasurer
Keith Shuster, Chair of the Road Committee
Beth Koella, Chair of the Events Committee
Shannon Lydic, Chair of the Environmental Committee
Judy Pearson, Chair of the Architectural Committee
Michael Gass, Chair of the Communications Committee
Dave Glarner, Chair of the Equipment Committee

I look forward to working with all of them, and of course with all of you, in the coming year.

Anyone on the Board will be happy to work with you on their areas of responsibility. Any of them would also welcome any volunteers that would like to help! I know Keith Shuster has already welcomed several people to the Road Committee. Thank you all, and thanks in advance to any future Committee volunteers!

One of the most contentious areas of concern in recent months has been the Road Impact Fee (RIF). We are still working on that, both internally within the Board, and, when appropriate, with our attorney. I hope to present a proposed Bylaws change that will address the legality of the RIF with respect to our governing documents in the coming weeks, as well as an updated RIF proposal itself. I and the Board have received commentary and feedback from several community members on the RIF; thank you all!

The Board meets quarterly, and our next meeting, as of this writing, will be September 11; the one after that will probably be in early December. Notices are sent out prior to the meeting by email, on the Facebook page, and by a poster in the kiosk. Anyone who would like to address the Board before a meeting may arrange to do so by sending me an email in advance at lclapp.srpoa@gmail.com. You may, of course, also email me at any time with community news or issues.

A note about emails ... All board members' names, roles, and emails (and most of our telephone numbers) are posted online for anyone on the Internet to read. That makes it easy for people to pretend to be us and send emails or texts asking for money. Each and every Board member has received multiple emails from people pretending to be me, with the usual scams asking them to purchase gift cards and so forth. I doubt that this will escalate to emailing SR residents, but if it does, please don't fall for it! None of us are going to email you out of the blue asking you to buy us iTunes gift cards.

Thank you all for being great community members and for all the help you give to each other and to us Board members. I look forward to meeting more of you at upcoming community events. See you soon!

Larry Clapp

Annual Meeting



The annual meeting of the Saddle Ridge Property Owners Association was held on Saturday, July 15.

Janet Kolarik gave her farewell remarks as outgoing President of the SRPOA; and the members elected Shannon Lydic and Dave Glarner to fill vacancies on the SRPOA Board.

Beth Koella
Chair of Events Committee

Fall Cleanup

Please join your neighbors for the annual Fall Cleanup, scheduled for Saturday 28 October starting at 9am.

We will gather at the flagpole to sign up for activities. Among the assignments are cleaning East Millers Cove Road, the barn area and kiosk, community road ways, tending the community flower beds, and more. Tools, equipment, and safety gear are available for use.

Come work together to help prepare our piece of nature for winter.

Shannon Lydic
Chair of Environmental Committee

Fall Cookout

It's that time of year to start planning the fall cookout. It's a great time to visit with your neighbors in Saddle Ridge. This year it will be on Sunday, October 1 at 6:00. We will provide hot dogs. Please bring a side item or dessert. Please email me at Bethkoella@gmail.com if you will be coming. We look forward to seeing everyone there!

Beth Koella
Chair of Events Committee

Equipment Report

Greetings from the tool shed. As autumn approaches with its falling leaves we want to remind you that we have two backpack leaf blowers at the barn for your use. There are also a couple of pole trimmers for those hard to reach branches that need to be trimmed. I am pleased to report that in the past our equipment has been checked out 92 times by 21 different residents.

There is no further news about the tractor repairs. We still hope to have it in operation for mowing and leaf blowing this fall.

If you are in possession of checked out equipment and are not currently using it, please contact me at daveg1906@gmail.com so that we can put it back into circulation.

Dave Glarner
Chair of Equipment Committee

Road Report

We have established a road committee consisting of Keith Shuster (new road chair), Lisa Shuster, Rob Carroll, and Steve Foster. The road committee, drove all the roads in Saddle Ridge to develop a 5-year plan to try to address some of the bigger problem areas with a potentially more permanent solution.

The hope is that we can complete a few projects a year. The past few heavy rain storms wreaked havoc on the roads. Thank you all for being patient while the roads were being addressed.

Keith Shuster
Chair of the Road Committee

Treasurer's Report

Saddle Ridge POA
Budget Analysis
Two Months August 31, 2023

	<u>F/Y 2024</u> <u>Budget</u>	<u>Actual</u> <u>2 months</u>	<u>Variance</u> <u>Over (Under)</u>
Operating Inflows			
SRPOA Assessments			
Current	\$ 88,000	\$74,100	(\$13,900)
In Arrears	-	-	-
In Advance	-	-	-
Other - Road Fees	-	-	-
Firewise Award	-	-	-
Total Operating Inflows	<u>\$ 88,000</u>	<u>\$74,100</u>	<u>(\$13,900)</u>
Operating Outflows			
Road Committee			
Road Maintenance	47,480	5,663	(41,817)
Gate Operations	1,000	-	(1,000)
Special Projects	10,000	-	(10,000)
Environment Committee			
Garbage Operations	10,000	1,500	(8,500)
Lawn Mowing	2,000	-	(2,000)
Special Projects	500	-	(500)
Equipment Committee			
Equipment: Fuel and Maintenance	8,000	-	(8,000)
Purchases	0	-	-
Events Committee			
Annual Meeting	300	234	(66)
Other Group Activities	100	-	(100)
Firewise Expenditures	-	-	-
Other Non-Committee Outflows			
Legal	3,500	-	(3,500)
Telephone	1,320	162	(1,158)
Electricity	1,000	180	(820)
Accounting	250	114	(136)
Miscellaneous	500	330	(170)
Insurance	1,650	-	(1,650)
Property Taxes	400	-	(400)
Total Operating Outflows	<u>88,000</u>	<u>8,183</u>	<u>(79,817)</u>
Net Surplus (Deficit)	<u>\$0</u>	<u>\$65,917</u>	<u>\$65,917</u>
Certificates of Deposit Interest Income		<u>1</u>	
Net Change in Cash Holdings		<u>\$65,918</u>	
		<u>7/1/23</u>	<u>08/31/23</u>
Cash		\$28,637	\$94,556
Certificates of Deposit		\$30,080	\$30,081
Total Cash Holdings		<u>\$58,717</u>	<u>\$124,637</u>

Sally Whelan
Treasurer

Environmental Stewardship in Saddle Ridge

Thank you all for your support and giving me the opportunity to serve the community. As the new member of the SRPOA tasked with chairing the Environmental Committee, I have been thinking about the definition of "stewardship" which is: *The careful and responsible management of something entrusted to one's care.*

The Saddle Ridge community is that *something* and we have taken on that stewardship when we chose to live within its bounds. The unique nature of this location asks for a unique way to live, different from city or suburban or farm living. Since moving in, I've seen (and heard) everything from Woodpeckers (who have poked holes in my shutters) to Cottontails (who, yes, do love clover more than weeds) to, of course, Black Bears (who are indeed interested in smells ranging from the kitty litter I used to dry leftover paint to the barbecue grill I didn't get scrubbed completely clean one night).

So now, as summer is closing and Nature's attention is turning towards stocking up food reserves for winter, I find it a good time to remember what our "neighbors" are doing and act as the good stewards we should be.



According to bearwise.org, in September bears become very focused on looking for food as much as 20 hours a day and can gain two to three pounds per day. And though the bears in our milder climate don't

hibernate fully, they still are very driven to build body fat as much as possible before winter. (Fun fact: oak trees produce more nuts than all other nut trees combined. Bears get plenty to eat on their own and don't need us to supplement their diet.)

This means, for us as stewards of our environment, to always be on the lookout for roaming bears, even after dark, and drive cautiously in -and outside- our community gate. Cubs are weaned by now, wandering a little more freely from their mothers, and are more difficult to see coming across the road in the dark.

This is also the time of year to ensure that our homes and properties are not bear-welcoming. Bears are also out looking for dens for the winter and I don't think we want our dens to become their dens! They might find their perfect spot under your porch or deck or inside your shed or possibly the crawl space under your house. (Another Fun Fact: bears do not have collar bones so even adult bears can fit through seemingly small openings... like dog doors. Yikes!) Now is the time to evaluate your property like a bear would and close up any appealing locations.

Living in Saddle Ridge, we have a special opportunity to be up close to true, wild, glorious nature. Our stewardship is to live with it, not despite it, and to care for it and enjoy it. I've learned that wooden shutters mean Woodpecker holes and I can replace them with another material; that if I don't want bunnies in my yard, don't plant a clover buffet for them; and for goodness sakes, clean my grill after dinner!

Shannon Lydic



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A Reminder -- Fire Protection

Subscribe to the Blount County Fire Protection District for fire protection. The current subscription cost is \$170/year (BCFD <https://www.blountfire.org/new-subscription.html>). The fire department will fight fires for all Saddle Ridge residents, but without a paid subscription, you will be billed \$3,000/hour. If you are in an accident, for example, on East Millers Cove Road and the BCFP is called, the trip is covered by the subscription.

We've seen a lot of news this summer about wildfires. Some of the coverage of the Maui fire reminded us of a house in Shagbark that did not burn when the Hatcher Mountain fire surrounded it in April 2022. Shagbark is about 11 miles from Saddle Ridge off of East Millers Cove headed towards Pigeon Forge.

The Maui house was spared because the owners had recently had a metal roof installed on the wooden structure and the landscape had been hardened—plants and other flammable materials were removed, and rocks were laid around the foundation to the house's dripline. The Shagbark homeowner had thinned the pine trees and other vegetation surrounding the house (see photo below). Tennessee Forestry credits this with saving the house when others just downhill were destroyed by the fire.

Now is a good time to review the fire risk for your property. Schedule a Firewise home inspection with Beth Rushing beth.rushing@gmail.com and her team of volunteers. The team inspects only the outside of your home using a Firewise checklist to guide the inspection. The checklist stays with you for your guidance on how to best harden your home and property against fire.

In addition, the University of Tennessee has some excellent guidance on Firewise landscaping: <https://www.uthort.com/fire-wide-landscaping-tips/>.



Planning Blount County's Future

Whether you were born and raised in Blount County or just moved in recently, you're likely interested in what the county will look like in the future. Those of us who are lucky enough to live in this quiet, forested haven of Saddle Ridge have a vested interest in getting involved in the Comprehensive Planning process taking place in Blount County now. Growth is inevitable but can be managed smartly and sustainably with proper planning and public involvement. To that end, Blount County is soliciting comments from the public on their website: [Blount County Comprehensive Plan Home Page | Social Pinpoint \(mysocialpinpoint.com\)](#) through September.

I highly encourage everyone in Saddle Ridge to cast your vote on a Vision, take the Survey, and provide your perspective on the interactive map to determine how Blount County should grow in the decades ahead. What happens outside Saddle Ridge will impact us.

Sue DuBois

Welcome New Residents!

Johnny and Dana Brown - Christa Trail

Visit the Saddle Ridge Website

<https://www.saddleridgepoa.com/>

The [Owner Information page](#) links to the *Covenant and Restrictions (C&Rs)* and *Before You Build or Remodel*—both must-read documents. You will also find helpful information about tools you can borrow (Firewise page), the evacuation routes for Saddle Ridge (Maps), and trash and recycling guidelines.

We encourage you to visit the community's website. If you have photos for the website, please contact [Michael Gass](#) or [Betsy Smith](#).

Join the Saddle Ridge Facebook Group

The Saddle Ridge Facebook group page continues to be a great source for information within our community. We regularly post messages, alerts, concerns, and needs to this page. Living in this rural community, we don't often see each other, so the Facebook page is a way to communicate timely news such as power outages, fire alerts, wildlife sightings, upcoming events, lost pets, or even suspicious traffic.

Contact Michael Gass at cmichaelgass@gmail.com to be added to the group. Please remember, this page is strictly for people who own property in Saddle Ridge.

Contact Information for the SRPOA Board

President: Larry Clapp | 813-765-5537

Vice President:

Treasurer: Sally Whelan | 508-847-9140

Secretary: Betsy Smith | 615-631-1173

Board Members:

Michael Gass | 253-651-9943 | Chair of Communications Committee

Dave Glarner | 865-982-3432 | Chair of Equipment Committee

Shannon Lydic | 865-268-5173 | Chair of Environmental Committee

Judy Pearson | 865-982-5729 | Chair of Architectural Committee

Beth Koella | 865-705-0455 | Chair of Events/Hospitality Committee

Keith Shuster | 609-320-3983 | Chair of Road Committee