

2023 Spring Ridge Rambler • Saddle Ridge Property Owner's Association Newsletter • Volume 29, Issue 2

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The Ridge Rambler



President's Message

This will be my last message to you as president of the SRPOA Board. I'm completing my sixth year on the board and my fourth as president with this year's annual meeting on Saturday, July 15. The meeting will be held on the lawn beside the barn at 9:00 am and I hope to see many of

you there!

Four years seems like a long time to be President, but I remind myself that it's only one term for the president of our country, so it's not really that long after all! I can honestly say that overall it's been a good and rewarding experience. There are at least two reasons for this. The first is that I've been blessed with an amazing board for all six of those years. At the end of each year, when members were rolling off, I would think that we couldn't possibly find new people to serve who would equal those who were leaving. And every year I was wrong. The board that I am leaving is the best group of people I can imagine. The amount of work, both physical and mental, that they give is incredible. From running a chipper to chopping trees to picking up trash and more, there's a lot of sweat equity in this board. The amount of mental time and effort that they have given to make fair and just decisions for so many issues is equally amazing. As I leave, I'll ask you to remember that every person on the board is here for one reason only — to make Saddle Ridge the best it can be. It's not for those big paychecks we receive!

The second thing that has made my time as president a pleasure is our neighbors. I so appreciate the words of encouragement and support you have given me over these years. Thank you for that, and thanks in advance for the support I know you will continue to give to your new president and the whole board going forward.

I look forward to seeing you at the annual meeting in July, and to continuing to be involved in our beautiful neighborhood in a non-official way. Here's to many more great years in Saddle Ridge!

Thank you for everything.

—Janet Kolarik, President

Annual Meeting

We hope everyone can attend our annual meeting on Saturday, July 15. It's a great chance to connect with your Saddle Ridge neighbors. We will meet by the barn at 9:00 a.m. Donuts will be provided. Please bring a chair and a drink.

We will be recognizing new property owners at the meeting.

We look forward to seeing you there!

—Beth Koella, Chair of Events Committee

Road Report

Road maintenance was on hold since March, due to budgetary constraints, and is now restarting. As you may know, grading works best when the road is somewhat damp, so

maintenance may be delayed until some rain matches up with our contractor's schedule.

If you have any new road projects for the board to consider, please let me know via [email](#), so we can decide if we can do it this year, and prioritize funds.

The Walnut Flats spur, also known as "Walnut Flats 2.0" (though I'm not sure who else called it that :), is being renamed "Hawk Hollow." My thanks to my neighbor and fellow board member, Keith Shuster, and his wife Lisa, and another fellow board member, Betsy Smith, and of course my wife Roxanne, for their help clearing that road.

— Larry Clapp, Chair of Roads Committee

Spring Cleanup

Many thanks to the 23 Saddle Ridge families that participated in the Spring Cleanup on Saturday, April 15th, an increase in participation from last year's event. We especially enjoyed meeting all the new families that participated!

Volunteers picked up nine full bags of trash along East Miller's Cove Road, and a good bit of brush was chipped. Flower beds and drainage ditches were cleaned; and the Saddle Ridge Road stream was cleaned of debris. Some invasive species of plants were removed; and volunteers also removed tree saplings from the meadow by the barn so that wildflowers can grow for the butterflies and hummingbirds to enjoy.

We appreciate everyone's hard work in keeping Saddle Ridge beautiful.

— Joan Jackson, Chair of Environmental Committee





Treasurer's Report

SADDLE RIDGE PROPERTY OWNERS' ASSOCIATION
11 MONTH REPORT
MAY 31, 2023

	<u>11 Months</u> <u>YTD</u>	<u>F/Y 2023</u> <u>BUDGET</u>	<u>Over/(Under)</u>
Operating Inflows			
SRPOA Assessments			
Current	\$86,169	\$85,200	\$969
In Arrears	839	-	839
In Advance	-	-	-
Other - Road Fees	4,500	-	4,500
Other - Insurance	10,130	-	10,130
Firewise Award	4,548	4,548	-
Total Operating Inflows	<u>\$106,186</u>	<u>\$89,748</u>	<u>\$16,438</u>
Operating Outflows			
Road Committee			
Road Maintenance	78,723	51,500	27,223
Gate Operations	2,776	1,000	1,776
Special Projects	9,328	7,500	1,828
Environment Committee			
Garbage Operations	7,500	10,000	(2,500)
Lawn Mowing	1,550	2,000	(450)
Special Projects	-	2,000	(2,000)
Equipment Committee			
Equipment: Fuel and Maintenance	7,389	10,000	(2,611)
Purchases	-	3,500	(3,500)
Events Committee			
Annual Meeting	200	300	(100)
Other Group Activities	106	300	(194)
Firewise Expenditures	4,548	4,548	-
Other Non-Committee Outflows			
Legal	815	5,000	(4,185)
Telephone	1,238	1,400	(162)
Electricity	982	1,000	(18)
Accounting and Reporting	137	500	(363)
Miscellaneous	266	500	(234)
Insurance	1,664	1,650	14
Property Taxes	397	450	(53)
Total Operating Outflows	<u>117,620</u>	<u>103,148</u>	<u>14,472</u>
Net Surplus (Deficit)	<u>(\$11,434)</u>	<u>(\$13,400)</u>	<u>\$1,966</u>
		<u>7/1/22</u>	<u>05/31/23</u>
Cash		\$36,612	\$27,692
Certificates of Deposit		\$32,585	\$30,079
Total Cash Holdings		<u>\$69,197</u>	<u>\$57,771</u>

— Sally Whelan, Treasurer

Firewise Report

Saddle Ridge has been designated a Firewise Community for a number of years. The resources we've received over the years have provided for things like signage, purchase of equipment, and payments to contractors to help with removal of brush. One element of our application is a summary of our community's Firewise activities. This includes such things as the hours and dollars spent on making our homes and community more fire-resistant (both individually and collectively, such as our community clean-up days. [Please follow this link](#) to record your household's work to make your home more fire-resistant.

Summer is a time when we're spending a lot more time outside. The University of Tennessee Extension office has produced a [great resource on landscaping guidelines for protecting homes from wildfire](#). It includes strategies for creating zones of defensible space, as well as recommendations for plants that support your firewise approach.

If you would like more information on how to protect your home from wildfire damage, please contact Beth Rushing, Saddle Ridge's Firewise Coordinator, at beth.rushing@gmail.com.

— Beth Rushing, Chair of Firewise Committee

New Property Owners

We're excited to welcome several new property owners to Saddle Ridge in the past year:

Pierce Brewer and Nancy McDonald

Nikolaus and Karisa Cripe

Tamri Cultip and Carole Sanders

Alex and Amy Fry

Tim and Sharon Hollifield

Jessica Hoomes

Steve Nicely

John Ressler

Theodore and Joanne Harders

Please let us know if we missed anyone!

Visit the Saddle Ridge Website

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](#).

SR Facebook Group

The Saddle Ridge members [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, events coming up, 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 your SRPOA Board

President: Janet Kolarik 865-805-0348

Vice President:

Treasurer: Sally Whelan 508-847-9140

Secretary: Betsy Smith 615-631-1173

Board Members:

Michael Gass 253-651-9943 Communications Committee

Joan Jackson 803-257-2649 Environmental Committee

Judy Pearson 865-982-5729 Architectural Committee

Larry Clapp 813-765-5537 Roads Committee

Beth Koella 865-705-0455 Events/Hospitality Committee

Keith Shuster 609-320-3983 Equipment Committee



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