

# Ridge Rambler

Volume 6 Number 2  
Spring 2000

## Gate numbers

April	7652
May	4759
June	0123

## Remember

Speed Limit  
20 MPH  
Brake for animals!

## Annual Meeting

10:30 a.m.  
July 15, 2000  
East Miller's Cove  
Baptist Church  
We Need You!

## Annual Meeting Will Be Held July 15

Please plan to attend the annual meeting of the Saddle Ridge Property Owners Association beginning at 10:30 a.m., Saturday, June 15, at East Walland Baptist Church on East Miller's Cove Road.

During the past year, Saddle Ridge has grown voluminosly, and the board had made various decisions which affect your property. The board is now working on other changes in Saddle Ridge which are designed to make life in Saddle Ridge easier despite this major growth.

As a property owner in Saddle Ridge, your input is needed, wanted and necessary. In this issue of the newsletter several of the possibilities are outlined.

In addition, we will be electing five directors to the board. Current directors whose terms expire this year are Beth Dicus, Les Jewell, Marion Madore and President Marie Morton and Vice President Danny Carrigan. If you have any nominations for the board, please contact a director to submit a name.

Those who will remain on the board are Juanita Davis, Charlyse Kerr, Frank Van Aalst, Treasurer Ginger Wilson and Secretary Nancy Cain (whose terms expire in 2001) as well as Larry Dicus, Bob Frink, Ed Tipps, Richard Way and John Wilbanks (terms expiring in 2002).

If you have any questions about the issues discussed in this newsletter or about life in Saddle Ridge please contact one of these directors so that you can receive any available answers before the meeting.

We will be dealing with so many

matters during this annual meeting, we need to spend as little time as possible providing background to actions which have been settled. We urge you to become as informed and involved as possible prior to the meeting so questions can come from a basis of knowledge.

## Road Committee Is Seeking Input

The road committee of Jack Davis, Larry Dicus, Bob Frink, Joel Loy and Les Jewell have appointed Davis, Dicus and Loy as persons responsible for the tractor work on the roads in Saddle Ridge.

Ditching is tentatively scheduled for later this spring with side bush-hogging tentatively set for this fall.

Persons whose roads need work are asked to contact Dicus at 984-8496.

## Mail Boxes Grow; What To Do?

The Saddle Ridge board of directors is struggling with the problem of proliferating post office boxes caused by the success of the development.

The boxes are now extending down the roadway leading to Saddle Ridge.

Richard Way has been working with the U.S. Postal Service in an attempt to find a solution which is acceptable to that governmental agency and to residents of Saddle Ridge.

One of the solutions is to construct a building to house the boxes. The post office department has certain restrictions which must be met if such a

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## Building Brings Need to Protect

As building increases in Saddle Ridge, steps need to be taken to protect the environment which brought us all here in the first place.

Included in this mailing with the newsletter is a letter which will be sent to all persons planning to build.

First step to be taken, of course, is a reading of the deed restrictions which you received when you purchased your property. Please follow these restrictions to the letter. They were established when Saddle Ridge was first developed and remain in effect regardless of who owns the individual plots of land.

Next: secure approval of your building plans from DCA Inc., developers of Saddle Ridge. That requirement appears in the deed restrictions.

Then: Discuss the following with your contractor, who should be licensed by the State of Tennessee and carry General Liability Insurance:

1. The contractor should register subcontractors on a form which will be available at the DCA office at the entrance to Saddle Ridge. When you break ground, road maintenance fees will be increased to the residential fees, prorated, of course, to the next annual assessment which normally becomes due in July.
2. Sanitary conditions should be addressed, including control of human waste and provision for daily cleaning of the site of trash and its removal. Because of wildlife and domestic animals this is essential. Trash may only be burned in 55-gallon drums. No fires may be left unattended. State regulations sometimes prohibit open burning, and any such burning must always have a permit.
3. Protect natural resources such as streams, specific hard-

woods or flowering trees and shrubs. Silt fencing is one of the ways to accomplish this.

4. Acquaint the contractor with the special quality of the roadways in Saddle Ridge. Make certain he knows that drilling equipment (for wells), septic system trucks and other large trucks will experience difficulty with the grades. DCA has a list of contractors which have built in Saddle Ridge for your convenience.

5. All building materials, including excess concrete, must be used on your property or removed from Saddle Ridge. There are no dump sites here.

6. Work with the road committee

when constructing driveways. If certain methods are not used, your road and our common roads will suffer. We've learned by bitter experience.

Following all six steps will help ensure that building your new home will be a pleasurable experience not only for you but for the other residents of Saddle Ridge, human and animal.

Persons having questions about the steps should talk to a member of the board of directors to see if the questions can be answered simply. If not, the questions should be put in writing and mailed to a member of the board (addresses appeared in the December newsletter) or attend the next board of directors' meeting.

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## Mail Boxes Grow; What To Do?

structure is built. Richard has designed such a building which would cost about \$250 per family. There has been some opposition voiced about the cost and some of the details.

No decision has been made thus far by the board of directors.

Richard's plan features a concrete floor, three sides and a roof. Each family would have an individual box with a key. There would be a large package box and an out-going mail slot. Space for newspapers might also be provided.

The post office department must approve the design and then the board can determine if this structure would solve the problem.

Some residents have expressed concern about the cost of the structure and boxes (each box costs \$65) and how the boxes will be allocated as more residents move into Saddle Ridge. For persons moving into Saddle Ridge later, there would be a fund established to which they would

pay the \$250. If possible, then, funds could be returned to those financing the structure.

Members of the board would like any feedback and suggestions about solutions. Richard has information about postal service regulations which must be met if anything is done. Should the plan be adopted and the structure built, those residents not wanting to participate in the cost of the building could rent a post office box at the Walland post office.

Of course, any changes would be undertaken in consultation with DCA Inc., developers of Saddle Ridge.

Persons wishing to provide input should write to a member of the board of directors or call board members. They could also attend the next board of directors meeting to voice their concerns.

One suggestion has been to open the gate during the day and allow the postal carrier to deliver mail to individual homes.