



# RIDGE RAMBLER

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March	4302
April	6953
May	8569
June	5624

## Annual Meeting Will be July 19

Mark your calendar now for Saturday, July 19, when residents and property owners in Saddle Ridge will hold the Saddle Ridge Property Owners Association annual meeting.

Persons who have paid their \$20 dues to SRPOA are eligible to attend and vote.

The event will be held at the small Baptist church on East Miller's Cove Road beginning at 10 a.m. A potluck luncheon will follow the meeting in the pavilion behind the church. Debbie Way will be coordinating the potluck lunch.

## Board meetings May 2, July 12

The board of directors of Saddle Ridge Property Owners Association will meet at 7 p.m. May 2 with the location to be determined later.

The board will hold a breakfast meeting at 9:30 a.m., July 12, at the home of Richard and Debbie Way to prepare for the annual meeting the next weekend.

## Board Considers Roads, Late Dues

Roads, non-payment of maintenance dues, and planned improvements were subjects discussed by members of the board of directors at its delayed meeting Feb. 22.

The meeting had been postponed from January to February because of snow and surgery required for President Bob Frink.

Although some residents had expressed dismay at the condition of the roads in Saddle Ridge, Frink, who also serves on the road committee, explained that putting additional gravel on the roadways would be futile right now. Rock would just sink into the mud of the roads until some drying occurs.

Some gravel was spread on the roads between snows and rains in selected spots. Other areas the trucks could not reach.

Additional ditching is still needed in some locations and the road committee is currently considering what type of equipment will be needed. Jim Clinansmith, another member of the road committee, said that one piece of equipment under consideration would cost \$2,300 a month.

Board member John Wilbanks volunteered to talk with Blount County Road Superintendent Bill Dunlap who earlier had offered to inspect the roadways and offer suggestions about how to proceed.

This year over 10 property owners have yet to pay their maintenance fees. The board discussed at length how to proceed to collect the dues. According to the land use restrictions of the subdivision, any person owning real estate within Saddle Ridge can initiate proceedings against delinquent owners.

A letter to some of these property owners is included in the mailing containing this newsletter. Another gentle reminder is included elsewhere in this publication. The board voted to send another reminder pointing out the delinquency and reminding owners the board, developer, or individuals can bring proceedings against the owner. A lien can be placed against the property, for instance.

Frink told board members that a new key pad and battery-backed gate opener is being considered. In 2000 the board allocated over \$6,000 to update the gate but repairs have been able to keep the mechanism operating.

The gate opener would be operated by a battery pack which would be recharged continuously when power is on. When power should go off, the gate would operate off the battery pack until the pack energy is exhausted. Then the gate would automatically open so residents could gain entry. At present, members of the road committee must go to the gate area whenever power goes off.

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## Please don't burn!

Outdoor burning is not allowed in Saddle Ridge according to the land use restrictions.

If such burning is required for some compelling reason, NEVER leave the fire unattended. If you currently have a house under construction, impress upon the builder NEVER to leave a fire unattended.

Fire is one of those calamities which can destroy Saddle Ridge. Please be careful. Remember Smokey.

## Board considers...continued

The beautification committee will begin its work within the next six weeks. It is considering a wild-flower bed near the key pad and some treatment around the road signs throughout Saddle Ridge.

Board members discussed "For Sale" signs which have been placed at several residences. Land use restrictions call for the developer to regulate placement of the signs and the matter was referred to Juanita Davis of DCA who is an ex-officio member of the board.

President Frink said he would continue to try to contact Perry Burchfield who is developing prop-

erty at the rear of the Saddle Ridge development about concerns the board has about the development.

Frink also explained that providing a helicopter pad for Saddle Ridge to be used in case of emergency seems to be futile since helicopters do not respond to calls other than from emergency personnel at the scene.

The light over the DCA office will be replaced with a motion detector device which will allow the light to come on whenever someone nears to office door.

The meeting adjourned at 11:49 a.m.

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## Medical Emergency Suggestions

After much discussion and investigation, it seems that constructing a helicopter landing zone in Saddle Ridge would be futile.

Lifestar and other such aircraft are not dispatched until emergency personnel reach the scene and determine whether or not such a vehicle is required.

Should Saddle Ridge be cut off by snow, flood, etc., emergency personnel have been trained to employ all means to reach the scene.

Usually, then, they will dispatch the helicopter to the Walland foot-

ball field which has more than 100 yards of unimpeded area.

What to do if there is an emergency? Call 911 and tell them where you are. (Your location also pops up on the 911 computer but double information doesn't hurt).

Arrange for someone to meet the emergency vehicle somewhere to bring them into Saddle Ridge and the residence. Most of our neighbors would be more than amenable to doing this. Suggestions for meeting locales are the Walland fire department building, Walland School or the Saddle Ridge gate.

Although emergency personnel have maps of the area, finding a house up here can be difficult, especially at night.

Have some emergency equipment on hand at your house: bandages to use as pressure bandages in case of severe bleeding, medication if you are allergic to bee stings, even some blow-up splints in case of broken bones might be handy.

The board of directors is considering assembling a more specialized kit (such as a defibrillator) but we need someone who would know how to operate such equipment. Knowing who is certified in CPR in the subdivision would also be helpful.

## Did you forget?

About 14 persons have yet to pay their maintenance fees for this 2002-2003 fiscal year which began July 1.

All persons who own homes in Saddle Ridge (and consequently pay twice what people do who just own property) have paid their dues.

Please consider sending Saddle Ridge your maintenance fee payment or payments. If you call the office we will be happy to verify exactly how much you owe.

The funds go to maintain the roads, the gate and provide garbage pickup and the light at the gate.

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## Income & Expenses

### Maintenance fee account

Beginning balance (10/02)	\$20,291.63
Income from fees	4,270.00
Expenses:	
Garbage pickup	\$660.00
Postage	37.00
Tractor tire repair	144.52
Tractor oil change	40.00
Utilities	192.67
Grass seed, fertilizer, straw	43.47
Road repair, gravel	3190.59
Bank charge (checks)	8.00
Check register	56.75
<b>Total</b>	<b>\$6,713.00</b>
Ending balance	\$17,848.97

### SRPOA Dues Account

Beginning Balance	\$8,160.54
Interest	15.85
Dues Income	560.00
Expenses:	
State of Tennessee	\$20.00
Beautification Comm.	119.00
Christmas (paper carriers, postal carrier, garbage)	100.00
<b>Total</b>	<b>239.00</b>
Ending balance	\$8,497.39

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## Keep our roads clean!

Because of increased building and other activity in Saddle Ridge, a problem with trash has developed.

Roadsides, especially those leading to building sites, now often are littered with discarded coffee and soft drink containers and those styrofoam boxes fast food restaurants use.

If you're not in a terrific hurry, please consider stopping and picking up the litter. If we don't, no one will. Sticking a plastic bag under your car seat would make the task easier. Somehow a daffodil peeking up between coffee cups just doesn't have the same beauty.