



Volume 10, Issue 2
Spring 2004

Ridge Rambler

Gate Codes

Aug/Sept:	9841
Oct/Nov:	8257
Dec/Jan:	7734

Quick review of gate opening method

To open our gate: Have the correct month's code (they appeared on your maintenance fee bill) or your very private personal code handy. Punch "pound" (#) and then the four-digit number.

If you need to call someone from the gate telephone, remember to dial "9".

When leaving, remember to pull only to the little bird mounted on the gate on your right when you're leaving the development. Pulling too close could cause the gate to hit your vehicle. Not pulling far enough prevents the gate from knowing you are there; it won't open.

Homestead project consumes time

At the annual meeting July 17, Bob Frink explained the current status of the Homestead project which plans to construct over 300 homes just adjacent to Saddle Ridge.

Frink has spoken at several meetings of the Blount County Planning Commission and the Blount County Commission detailing concerns about the environment, the possible influence on our development's water supply if all the wells are dug, and the problem of the width of East Miller's Cove Road.

At the present time the planning commission has delayed approval of using the right of eminent domain (which allows a governmental agency to condemn land and obtain title to that land in order to build a project for the general public's good) to widen the roadway. The county has never used that condemnation procedure to build a roadway. Homestead officials had appealed to the county to use the procedure in order to widen the road to 18 feet, plus two feet per side for shoulders. The delay came on motion by Mike Walker, one of the two commissioners who represent our county district, who said that all other ways to obtain the funding had not been exhausted.

A study commissioned by Road Superintendent Bill Dunlap showed that 600 to 630 vehicles a day use East Miller's Cove Road and that the road is simply not designed to accommodate that many vehicles. Markings on the road indicate the width at the present time and the width averages from 14 to 16 feet. There are also two single-lane bridges.

Environmental concerns and concerns about the water supply have received secondary attention because Homestead had entered its own study by an environmental firm which had statistics showing that the development would not negatively affect either.

Frink called for residents to attend the next planning commission meeting at 5:30 p.m., Thursday, July 22. *(Editors Note: Homestead officials withdrew their request scheduled for that meeting. What the next move will be is unknown. We'll keep those whose emails we have informed.)* Writing commissioners on the planning commission and the county commission might also be helpful, he said. Addresses can be obtained from the county's web site.

Bear care info from TWRA

During the past two years, some residents of Saddle Ridge have been visited by a black bear or bears. Others have seen sows and their cubs in the area. We have bears.

During the annual meeting Dave Brandenburg, who has served as the Tennessee Wildlife Resource Agency bear officer in Gatlinburg, provided residents with some tips.

Brandenburg feels that there is nothing positive in a bear's contact with people. In fact, he said, if a bear has contact with humans, his or her survival is virtually cut in half.

With as much land as we have here and because we are close to National Park land (the unopened Foothills

continued next page

Annual meeting attracts over 30

Saddle Ridge Property Owners Association Inc. held its annual meeting July 17 at East Walland Baptist Church on East Miller's Cove Road in Walland with over 30 property owners registering.

Among the items of business not covered elsewhere in this newsletter was a report of the road committee by President Bob Frink and Vice President Jim and Road Committee Chairman Clinansmith.

Officials with the County Extension Service have examined the roads in Saddle Ridge and have provided members with suggestions about how to ditch the roads.

Gobbler Ridge off Water's End has been improved by Burchfield Construction.

Phil Spaminato presented amendments to the by-laws. The amendments brought the by-laws more in line with actual practice and added the objectives of SRPOA Inc.

They include:

- 1) To disseminate information to the property owners pertinent to the community and to the individual property owners;
- 2) To represent the interests of the community and the property owners as it pertains to items relevant to the community;
- 3) To encourage community participation in matters that relate to the Saddle Ridge property owners;
- 4) To hold meetings for the presentation and discussion of community matters and governance according to the bylaws.

One of the changes not included in the copy provided to members attending the meeting is that two signatures will be required for any expenditure over \$1,500, not \$5,000 in the previous by-laws. The board of directors will vote on the by-laws when they are finalized.

President Frink also outlined the events surrounding the fire which burned about 20 to 25 acres in Saddle Ridge several months ago.

(Editors note: In a previous edition of this newsletter ways to minimize fire damage were detailed. Copies are available by contacting the SRPOA secretary at ncain69665@aol.com.)

Frink recognized the accomplishments of the Beautification Committee under the chairmanship of Kathy Wilbanks. He read a letter from homeowner Elaine Martin expressing her appreciation for the work of the committee throughout Saddle Ridge. A trash pickup day will be scheduled after the first frost. Volunteers will clean along East Miller's Cove Road.

Budget for the coming year was adopted. A copy of the budget appears elsewhere in this newsletter.

Frink also cautioned residents to comply with the 20-mile-per-hour speed limit within the development.

Elected to the board of directors were Nancy Cain, Judy Pearson and John Wilbanks. Cain and Wilbanks were both re-elected.

Bears, continued

Parkway), Brandenburg said, Saddle Ridge is home to bears. But most black bears are so secretive and shy that we should never see them. When a bear comes to eat our garbage, our dog's food, even our birdseed and hummingbird nectar, he or she is already in trouble.

Hunting for black bear does not have a season. Hunters search for black bears year-round. A bear which is not afraid of humans, which associates the smell of humans with food, is easy prey.

Brandenburg cautioned residents to avoid hummingbird feeders and to put birdseed out only when the birds need it the most – in January, February and March – when there is no other food available and when they are beginning to mate and build a nest.

Dogs should be fed only once a day and when the pet moves away from the food dish, it should be removed and placed inside. Compost heaps, especially those with food scraps, can be protected by putting a live electric wire over it.

Brandenburg said that a man in Gatlinburg has invented and has for sale bird feeders which are bear proof. Or residents can string bird food on stout (one-eighth-inch) wire from strong poles 20 feet apart and 10 feet off the ground. (Backpackers will recognize the instructions.)

Brandenburg would not specifically suggest birdshot or rubber bullets since others might be hurt and the bear might be struck in the eye. He said pyrotechnic devices might also help a maverick black bear to realize he's not wanted.

Brandenburg suggested that our garbage building is not bear proof, and that bears cannot climb concrete block and will avoid electric fencing.

Brandenburg said black bears are extremely intelligent, have some of the keenest smell of any animal and can also hear very well. Their eyesight is not of the best but is also more than serviceable.

The Saddle Ridge bear which marauded in the Sky Top area was trapped on Thursday, July 15, and taken elsewhere. Brandenburg said he normally takes bears to a bear reserve in Polk County but some have been struck by cars or killed while making their way back to the Gatlinburg area.

Board Members

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*Denotes members of road committee.

Frink to lead SRPOA again

At the board meeting immediately following the annual meeting July 17, Bob Frink was elected to a second term as president of Saddle Ridge Property Owners Association Inc.

Also re-elected was Jim Clinansmith as vice president.

Other officers whose terms did not expire were Treasurer Rob Carroll and Secretary Nancy Cain.

Frink welcomes new residents

SRPOA President Bob Frink recognized new property owners during the annual meeting July 17.

They include: Jeff and Joanne Falk on Poplar Bluff, Dave and Sandy Harbin on Walnut Flats, Brandon Herriage on Walnut Flats, Bob and Liz Hood on Grouse Top, Mel and Rita Johnson in the area being developed by Perry Burchfield, Warren Luhn on Waters End, Rex and Sondra Nanney on Chilhowee Loop, Bobby and Karen Shults on Grouse Top, Cortney and Eileen Stafford on Waters End, Grachet and Tamra Turberville in the area being developed by Perry Burchfield.

Welcome to all!!

Maintenance fees now due

Maintenance fee bills have been mailed to all property owners in Saddle Ridge.

These can be paid at any time.

The funds go to maintain our roads, the entrance gate equipment and garbage pickup.

Those who have houses on their property pay twice the amount those who just own property pay.

Please send your check as soon as possible. Thank you for choosing Saddle Ridge and helping us maintain our quality of life.

Saddle Ridge 04/05 Budget

	Budget Spent FY 03/04	Budget FY 04/05
Road Maintenance Acct		
1. Dues income FY 03	\$40,982.73**	\$37,500
2. Expenses		
A. Emergency Fund	5500/5500*	5500
B. Equip. replacement	5000/5000*	5000
C. Maintenance		
(1) Supplies- rock, fuel, drain tile, etc.	18,000/11,864.52	18,000
(2) Labor	00/65	
(3) Security Gate	00/672.94	
(4) Bushog sides of road	2500/1822.50	2500
(5) Tractor maintenance	660/1165.11	660
(6) Widen/repair Elk Point	00/2460	
D. Garbage Pickup	2500/2640	2640
E. Utilities & Phone for gate	1600/1537.35	1600
F. Postage/Admin Supplies/Misc	600/350.21	600
G. Beautification Projects	1000/265.78	1000
H. Legal & Attorney Fees	00/385	
Total Spent FY ending 30 June 04	\$24,528.87	
Total Budget for next Fiscal Year		\$37,500

* These funds will transfer into the savings account in July 2004 and were not actually spent during the year except for \$1300.46 for a sickle.

** Higher than budgeted attributed to collection of past due fees.