

SADDLE RIDGE



Volume 20 • Issue 1

The Ridge Rambler

Spring 2012



Saddle Ridge Great American Cleanup was Held March 17th

by Martha Frink

We started out thinking that there wasn't too much trash to pick up. WRONG!!

As you can tell, the real estate sign is out of the creek. Judy Pearson initiated Dave Glarner, a new resident, on creek bed cleanups and finding old tires. Nancy Cain found more tires past Homestead to the county line plus an old washing machine and a VERY OLD DUMP. She was by herself. She sure could have used Sarah Williams with Tim's ropes. The dump had some collector bottles and is down a steep slope so she didn't tackle much more. Jim & Melba Harmon found a meth pipe and ran out of bags. They were doing part

of East Miller Cove Rd. past the first left road after Saddle Ridge. Rob & Annette Carroll came back very wet. Annette & Barbara Clinansmith made goodies for the workers. I failed to bring any coffee. Bob & Jenny Spista came out and did their share. The Clinansmiths & Kolariks did their picking up at a different time. We had a total of twenty-one people for the cleanup. Betsy & Smitty did the mail and newspaper boxes. Don't they look spiffy?

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Upcoming dates to remember:

May 4 & 5 – Spring Festival and Old Timers Day

June 2 – Smoky Mountain Pottery Festival

July 21 – Annual Meeting (E-vite will follow)

Musings from Melba

by Melba Harmon

I cannot believe that it is April already. I cannot recall a Spring that is more beautiful than this one. Thankfully this past Winter was very mild and a sharp contrast to last Winter. Jim and I came close to moving to Oregon to be closer to the youngest grandchildren. We gave Oregon our best shot but in the end we just could not *(continued on page 7)*

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Message From The President

by Scott Schehr


Hello to all Saddle Ridge property owners! Hopefully you have all gone through the wild late winter weather safely. We were blessed with a mild winter with abundant rainfall, promising a gorgeous spring flowering season.

Most of us look forward to spring cleaning projects, both at home and in the community. In conjunction with the Keep Blount Beautiful campaign in mid March, the SRPOA board approved the rental of a large dumpster that was placed near the trash building on March 16. Several residents volunteered their pickup trucks and muscle to help residents to get large items to the dumpster on March 17, when we also held a community clean-up day, picking up trash on East Millers Cove Road.

In the next several months we will be designing, purchasing and issuing a resident identification tag for our vehicles. It will probably be a small tag to hang from the rear view mirror. With the increasing number of new homes being built, and/or new residents of Saddle

Ridge, the tag will make maintaining security of access to Saddle Ridge a little easier.

Finally, as part of this issue of the Ridge Rambler, you will find our draft interpretation of the Covenants and Restrictions for Saddle Ridge. SRPOA board members have spent much time gathering input and developing these interpretations, so that we can bring the application of the CCR's into the 21st century. We look forward to officially sanctioning the interpretations at our July annual meeting.

We hope you enjoy this edition of the Ridge Rambler. 

NEW INTERNET SERVICE AVAILABLE

ViaSat, an existing satellite company, has launched a new satellite based internet service (product name Exced) and is now in competition with HughesNet. Several of us that reside in Saddle Ridge have switched to Exced and are very pleased with increased upload and download speeds. The local retailer for the service is Ledbetter Electronics in Maryville.



LIST OF RECOMMENDED CONTRACTORS

Petree Arbor, Lawn & Landscape

Added to the list based on the professional work they did cutting down a very large oak tree in Phil Spampinato's front yard.

Brad Petree, Owner
(865)980-1820
saw1down@petreearbor.com
2789 Mentor Road
Louisville, TN 37777


Eagle CDI

Added to the list based on the exceptional work done building the Clapp's home in Saddle Ridge. The road crew even appreciated the care they took with our roads during construction.

Dan Mitchell, President
(865) 509-8874
Dan@EagleCDI.com
www.EagleCDI.com

Clean up *(continued from front page)*

Scott Schehr & I ignored a small plant earlier this year. We thought it looked cute, tiny, & would have some attractive flowers later on. Well—it became invasive & spread like fire. Bill Harriman & myself took over an hour pulling it up. One way was to fork it & pull it up like sod. We won't make that mistake next year. Theresa Schehr weeded the other flower beds at the gate. Scott planted a few more small trees and spread mulch, compost, and pine straw. Nick Schehr washed the outside of the trash building & did anything else we asked him to do, which is a lot since he is young. Still left to do are the flower beds at Bear Paw, Grouse Top, Fox Trail, & Journeys End. These have individuals assigned to them. Theresa & Scott will be working on the pond. We need to have the Fire Dept. check out our Fire Hydrant.

It was suggested that we write a letter to Three Sisters & request that they remove the roofing shingles. We've asked them numerous times. Another suggestion is that Saddle Ridge purchase trash tongs for our use. They make reaching so much easier, especially on the slopes and some of the trash that is bad. 

Bringing Saddle Ridge to the 21st Century!

by Jim Harmon

The document entitled “Land Use Restrictions, Protective Covenants and Building Standards for Saddle Ridge”, (our CC&R’s) was written by C.C. “Buddy” Pack and recorded in Blount County on April 6, 1977.

These CC&R’s exist in perpetuity on the land and define how the Saddle Ridge property lots may be developed and used.

The Saddle Ridge Board of Directors and many of the property owners for years have found these CC&R’s to be incomplete, obsolete, ambiguous and inconsistent with the property owners’ wishes and actual circumstances.

The essence of CC&R’s is to protect the property values for all property owners while protecting and maintaining their personal rights and independence.

In their current form, our CC&R’s do not provide that protection. In addition to vagueness and ambiguity of our current CC&R’s, the Saddle Ridge Property Owners Association (SRPOA) has had to take some extraordinary steps to get itself into a position to effectively represent our property owners if and/or when their CC&R’s are challenged.

Since the original CC&R’s provided that only a property owner could initiate legal action for a violation, the SRPOA had to become a property owner to be able to defend the CC&R’s. This occurred in 2008. Furthermore, in the recent past, the Developer (DCA, Inc.) signed over the responsibility of road maintenance, maintenance of other amenities and fee collection to the SRPOA.

As a result of these actions, SRPOA is now in a position to actively represent our property owners in any challenges to the CC&R’s and to fulfill the role of

the Developer in those areas where that responsibility has been transferred.

The only issue that remains is how to bring the CC&R’s into the 21st century. By all accounts the process to change the CC&R’s is lengthy and difficult.

However, an interpretation of the CC&R’s can be used as an intermediate step in the change process and can be done with relative ease.

The guidelines for interpretation are: If the Declaration or any word, clause, sentence, paragraph, or other part thereof shall be susceptible to multiple or conflicting interpretations, then the interpretation which is most nearly in accordance with the general purposes and objectives of this Declaration shall govern.

Additional guidelines – protect property values, protect quality of life, and represent the wishes of the majority of property owners.

Following is the current interpretation of the Saddle Ridge CC&R’s that will be applied and defended by the SRPOA. Note that since DCA, Inc is no longer in existence, the Architectural Committee has become the determining body for such things as fences, sheds, new homes, etc.

We realize that during the intervening years, many provisions have been spottily enforced or ignored altogether. It is not our intent to correct already existing violations. They should be grandfathered to accommodate property owners and to prevent unnecessary expense.

However, with the advent of the architectural committee and its regulations as approved by the Board of Directors of the Saddle Ridge Property Owners Association, enforcement has been made much more tenable. 🍷

SADDLE RIDGE RESIDENTS ONLY FACEBOOK PAGE

If you haven’t signed up yet, check with Bob Hood, Page Administrator for more details: winterhawk6210@yahoo.com



LAND USE RESTRICTIONS WITH INTERPRETATIONS IN ITALICS

Whereas, Mountain States Development Corporation, a Tennessee Corporation, hereinafter called the developer, is now the owner of all the land shown on the plat of Saddleridge, according to the plat thereof recorded by the Register of Deeds, Blount County Tennessee.

The development hereinafter will be referred to as Saddle Ridge.

Recorded April 6, 1977, Map Book 47 Page 766.

Whereas, said Developer is developing said subdivision known as Saddleridge, and the developer is desirous of placing certain covenants and restrictions upon the use of all the land shown on said plat and is desirous that said covenants and restrictions shall run with the title to the land hereby restricted.

Therefore, for an in consideration of the premises and for other good and valuable considerations, Mountain States Development Corporation does hereby restrict the use of all the land included in said plat of Saddleridge, all of the land included in said plat being hereinafter sometimes referred to as "said land" and the development hereby places upon said land the following covenants and restrictions, to run with the title to said land, and the grantee of any deed conveying any tract, parcels or tracts shown on said plat or any parts of portions thereof shall be deemed by the acceptance of such deed to have agreed to all such covenanted to observe, comply with and be bound by all covenants and restrictions as follows. These restrictions are for all land owned and being developed by Mountain States Development Corporation in the 18th district of Blount County, Tennessee.

SECTION A:

1. The term "tracts" as used herein shall refer to the numbered tracts in the numbered blocks on said plat. These tracts shown on said plate shall be used for residential purposes only. Except as herein otherwise specifically provided, no structure shall be erected or permitted to remain on any tract or building plot on said land other than one single family residence. The developer shall have the authority to designate certain areas on the map or plat as commercial or recreation areas. In such areas, construction other than single family residence will be permitted. No trade or commercial activity shall be carried on upon any residential tracts.

This does not preclude the operation of private home offices within residences although such offices should not be operated as open to public use.

2. Without prior approval of the Developer, the height of the main residence on each building plat shall be not more than two full stories above the normal surface of the ground. *In this subsection, the role of developer has now been assumed by the architectural committee of the Saddle Ridge Property Owners Association. This section does not preclude residences with two main floors and a finished or unfinished basement.*

3. No building, fence, sidewall, wall or structure, driveway

or roadway or exterior television or radio antenna of any kind shall be built, constructed, placed, enlarged or altered on any tract unless and until the detailed plans and specifications, and the proposed type of construction and the proposed location of such building or structures, driveways, and automobile parking areas upon the said tract shall have been submitted to the developer at their offices and approved of by it in writing. The developer shall within 30 days of receipt of such plans, return said plans to the Purchases indicating thereon its approval or disapproval.

The plans mentioned above should be presented to the architectural committee of Saddle Ridge Property Owners Association which will approve or deny the request within 30 days of receipt of such plans. The property owners association shall reserve the right to take legal action against the property owner should the change not be presented to the committee or in the event of a denial being ignored by the property owner and the said denied change be constructed or placed on the property. The architectural committee has the right to regulate parking of construction vehicles within Saddle Ridge and should inform property owners and contractors of alternate parking areas to keep vehicles from being parked along Saddle Ridge roadways. Saddle Ridge Property Owners Association reserves the right to have vehicles parked in other locations than those pointed out removed at the property owners' expense.

4. No temporary building of any kind including tent, trailer, barn or treehouse shall be built or placed on any tract at any time.

The architectural committee of the Saddle Ridge Property Owners Association shall be provided with any plans to change or construct any temporary building. If this approval is not obtained prior to the placing of any temporary building on the property within the subdivision or, in the event of a denial, the property owner proceeds with the denied change, the Saddle Ridge Property Owners Association reserves the right to take legal action against the property owner.

5. No boats, motorcycles, motor bikes, or trailers shall be permitted entry to the development, nor be kept on any lot at any time whatsoever.

General use of motorized boats, motorcycles, motor bikes, all-terrain-vehicles (ATVs) and/or trailers is prohibited on the roads of Saddle Ridge. Any of the vehicles listed above inside the gate must be properly secured upon entry into Saddle Ridge and properly stored upon arrival at the residence of the property owner. Such vehicles cannot be placed on property which does not contain a residence. Property owners must understand the difficulties associated with towing on Saddle Ridge roads, including possible damage to the roadways and/or the items being towed.

6. No tract shall be used as a dumping ground for rubbish, trash, garbage or other waste matter. Garbage or other waste shall be kept in sanitary containers. All equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition. No incinerator or any outdoor burning shall be

permitted. The type of sanitary containers and location of same shall have the approval of the developer. All dwellings shall be equipped with a garbage compactor approved by the developer. *The role of developer in this section now is assumed by the architectural committee of the Saddle Ridge Property Owners Association. In light of provisions for garbage collection once the wastes have been transported to the kiosk near the gate, the architectural committee may waive the garbage compactor requirement. Sanitary containers must be tightly covered to discourage wildlife foraging.*

7. No tract or group of tracts in the said subdivision as delineated on the plat shall be divided or subdivided into smaller tracts.

8. No one will be allowed to strip top soil away from any tract, or to remove trees or otherwise waste away the natural beauty of the tract. This, of course, does not disallow necessary construction or any other activities calculated to increase the beauty of the tract or increase its value.

9. No sign of any character shall be displayed or placed upon any building plot or structure including "For Sale" or "For Rent" signs without the prior approval of the developer. This provision does not preclude a general contractor from erecting one small sign only during the construction process to guide subcontractors to the property under construction. The sign should be removed immediately upon completion of construction.

10. Nothing contained in these covenants and restrictions shall prevent the developer or any person designated by the developer from erecting or maintaining such commercial and display signs and such temporary dwellings, model houses, and other structures as the Developer may deem advisable for development purposes.

11. No noxious or offensive trade or activity shall be carried on upon any tract or shall anything be done thereon which may be or become any annoyance nuisance to the neighborhood. *This applies to any activity which could be considered illegal. The prohibition applies to but is not limited to recreational use of firearms, shooting of fireworks of any kind, any hunting activity, use of Saddle Ridge roads for horseback riding and erection of "farm lights" on telephone-size poles which would cause light pollution.*

12. No animals, livestock or poultry of any kind shall be raised, bred or kept on any tract except that dogs, cats and other domestic pets may be kept provided they are not kept, bred or

maintained in any commercial purposes.

13. Every residence shall have a septic tank which shall be installed in such manner as to comply with all laws and health regulations.

14. Nothing shall be done on any tract whereby the natural flow of surface water shall be increased or altered in such manner as to cause a nuisance to any adjoining or neighboring property. *This provision should be interpreted to require silt fence installation at each construction site near water per required by the provisions adopted by the architectural committee and approved by the Saddle Ridge Property Owners Association. Other provisions of the Clean Water Act should be complied with.*

15. Each tract owner shall provide space for parking two automobiles off the street prior to the occupancy of any dwelling constructed on said tract in accordance with reasonable standards established by the Developer. *Provisions of this section are the purview of the architectural committee rather than the developer.*

16. Exterior of all homes must be completed within one year after the construction of same shall have commenced, except where such completion is impossible or would result in great hardship to the owner or builder, due to strikes, fires, national emergencies or natural calamities. *This provision can be waived by the architectural committee*

17. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat and a five-foot easement is reserved along all tract lines for said purposes.

18. No minimum square footage is provided by these restrictions, however, the Developer shall have the right to approve or disapprove the square footage of any plans submitted if in its opinion the size of the proposed residences is not in keeping with other surrounding residences. *The architectural committee has assumed the duties of the Developer in this section.*

19. All roads within the subdivision are private and shall remain private until such time the Developer desires to dedicate said roads to all property owners within subdivision. *On March 23, 2003, the developers DCA Inc. turned the maintenance of the roadways of Saddle Ridge over to the Saddle Ridge Property Owners Association.*



SPRING TIP:

Spring is here and we have already enjoyed warmer weather. If you have not already done so, remember to shut the dampers on your fireplace. An open flue allows an entry point for insects, while allowing your conditioned air to escape.

Wild Boar

Many residents of Saddle Ridge have had ugly encounters with the wild boar roaming the neighborhood. Here's one way to celebrate them...

SPICE MARINATED RACK OF WILD BOAR WITH PISTACHIO CRUST

(Recipe for 1 rack, 8 bone)

by Daniel Atwell, www.marxfoods.com/wild-boar-recipes

Red wine marinade:

Small dice 1 onion, 2 garlic cloves, 3 oregano sprigs, 3 thyme sprigs, 1/8 cup juniper berries, 3 fresh bay leaves, 2 tablespoons Black Peppercorns, pinch of salt, 2 cups red wine, 1 cup dark roasted chicken stock. Bring all ingredients to slow simmer and allow cooking for 5 minutes, placing in refrigerator until chilled.

Take the Wild Boar Rack, wrap the bones in plastic wrap and put in the marinade. Be sure the meat is fully immersed. Allow marinading for a minimum for 3 days, each day turning over once.

Remove from Marinade, pat dry and bring to room temperature. Remove plastic wrap and rub the rack with a little sharp mustard, and coat with Pistachio Crust (recipe follows).

Pistachio Crust:

Roast 1/2 cup of Pistachios at 300f for 10 minutes, finely chop and add 1/2 Panko Bread Crumbs, pinch of salt and crack black pepper.

Pan Sear with Clarified Butter until Crust is golden brown, turn over and place in 375f oven until fully cooked, 10-15 minutes. Let rest and cut into individual chops

Serve over Garlic Sautéed Baby Spinach and Wild Rice Pilaf

... so maybe next time you see one of these critters out tearing up your yard you'll have something to look forward to! 🐾



If you have a sighting, story, or just a picture to share please send it in and it just may appear in a future issue of The Ridge Rambler!
E-mail to Rox@rox-c.com or mail to: 26504 Whirlaway Terrace, Wesley Chapel, FL 33544.

Thank you to resident Ken LaValley for the beautiful photos of the Geese taken May 2011 from the lake at the gate.

Melba's Musings

(Continued from cover)

leave Saddle Ridge. I will just have to continue traveling across the country to see the grandchildren every 3 months as I have been doing since they were born.

Judy Pearson held a lovely potluck at her home on March 20 for the ladies at Saddle Ridge. We were able to reconnect with longtime neighbors and meet new ones. The common thread we share is the good fortune we all have to live in Saddle Ridge.

I know that I speak for many of you when I say thanks to the Board for ordering the large dumpster for our use. From the looks of it everyone had lots of stuff to discard. I would like to say that we will get more issues of the Rambler out this year but I cannot guarantee it. Even though I am retired, I don't seem to have much spare time. I will make an effort to get the Rambler out more often.

Photos from The Saddle Ridge Cookout Held October 2011



THERE IS PLEASURE IN THE PATHLESS WOODS

by Lord Byron

(from Childe Harold, Canto iv, Verse 178)

There is a pleasure in the pathless woods,
There is a rapture on the lonely shore,
There is society, where none intrudes,
By the deep sea, and music in its roar:
I love not man the less, but Nature more,
From these our interviews, in which I steal
From all I may be, or have been before,
To mingle with the Universe, and feel
What I can ne'er express, yet cannot all conceal.

Firewise

Spring is here again!
Remember to leave a proper perimeter when planting those new plants this spring. Firewise guidance tell us that a 50 foot open area around structures is recommended for protection.



Welcome new Saddle Ridge residents and future residents and their families!

If you are one of those people, drop us a line and let us know how you found Saddle Ridge and why you chose it.



We wish to offer our deepest sympathy to Nancy Cain and Debbie Moon on the loss of their father Tutt Bradford. Mr. Bradford was well respected in the Blount County community.



Congratulations and best wishes to Bob Hood and Margie Bryson on their impending nuptials in May.



CONTACTS



Saddle Ridge • Ridge Rambler

Board Members

Scott Schehr, President	865-983-1871	scottscschr@yahoo.com
Bob Spista, Vice President	865-984-0502	spistars@hughes.net
Bill Harriman, Treasurer	865-681-3437	billharriman@hughes.net
Lynn Hopps, Secretary	865-984-7729	lthopps@hughes.net
Jim Harmon	865-983-7459	jimkharmon@gmail.com
Jim Tedford	865-670-1304	jamestedford@bellsouth.net
Debra James	865-982-8723	debra@debrajames.com
Nancy Cain	865-984-7250	ncain69665@aol.com

Committee Chairs

Architectural Review Committee		
Phil Spampinato	865-675-7997	rhd@tds.net
Beautification Committee		
Martha Frink	865-984-4873	marthfrink@peoplepc.com
Newsletter Committee		
Melba Harmon	865-983-7459	melba.harmon@gmail.com
Roxanne Clapp	813-503-4156	rox@rox-c.com
Communications Committee		
Jim Tedford	865-670-1304	jtedford@alphadogmktg.com
Events Committee		
Barb Clinansmith	865-981-3990	bclinansmith@juno.com
Firewise Committee		
Tim & Sarah Williams	865-982-5290	timsbabe1@msn.com
Road Committee		
Bob Hood	865-681-7623	winterhawk6210@yahoo.com

Resident Services

The Rambler lists those services that are offered by Saddle Ridge homeowners. Please submit a brief description of services that you have to offer such as electrical, handyman, etc. to Melba Harmon at melba.harmon@gmail.com. Notices are subject to space limitations. There is no charge to Saddle Ridge property/homeowners.

ELECTRICAL, PLUMBING, HEATING & A/C WORK • Licensed and Insured Darin Suggs, 865-804-6449

GENERAL ELECTRICAL WORK Bob Hood, 865-681-7632

HANDYMAN & REMODELING WORK Chris Sledge, 865-406-8502

NEW CONSTRUCTION & REMODELING Richard Way, owner of CIF-KNA Construction Company, 30 years' experience. 981-9378

BARN EVENT CENTER OF THE SMOKIES

A full service event center for parties, business meetings, weddings, etc. Off site catering is offered as well. Contact Richard or Debbie Way at 865-448-9378 or www.barneventcenterofthesmokies.com