



President's Message

by Steve Foster, President, SRPOA

TO PAVE OR NOT TO PAVE

In response to discussion and questions about paving the roads in Saddle Ridge, the Board sent a survey to all members for whom we have an email address asking them to provide their views. Here are the results of the survey. If you have any questions, please contact the Board at saddleridgepoa@gmail.com. All comments, additional input, or questions are welcome.

First, let's take a look at a few numbers:

- There are 234 lots in Saddle Ridge, with 154 different owners.
- 72 of the 234 lots are improved, meaning that they have homes on them.
- 45 property owners responded, representing 29.2% of all property owners.
- Those 45 property owners own 67 lots, representing 28.6% of all lots.
- 28 of the respondents were improved property owners.

Second, consider the results of the survey. Our analysis is based on the properties that responded. Of the 67 properties that were represented in the responses:

- 8 properties, or 12%, favor paving our roads. These respondents did not provide any additional reasons for favoring this course of action.
- 59 properties, or 88%, oppose paving our roads.

Many of those opposed to paving the roads provided reasons for doing so. The more popular reasons for opposing paving included:

- 49% are opposed due to the costs associated with paving.
- 25% are opposed because they like the character of our community. They felt that paving the roads would damage that character.
- 9% commented that gravel roads are safer than paved roads during periods of snow and ice.
- 9% commented that everybody who owns property in Saddle Ridge knew that the roads were not paved when they purchased their property. They felt owners should live with the decision they

made at the time of purchase.

This analysis indicates that the majority of our owners who responded do not favor paving with the main objection being cost. The Board can identify only two factors that could possibly change these results in the future.

1. The cost of paving drops significantly from its present level. We do not see the cost of paving changing in the future since it is a mature technology and is mainly driven by material and machine-time costs.
2. The demographic of Saddle Ridge owners changes dramatically. As we all know, there are two (soon to be three) major developments on East Millers Cove Road: Saddle Ridge, Homestead, and Blackberry Mountain. Since Homestead and Blackberry Mountain have paved roads, we believe that those wanting surfaced roads will select one of those developments, thus leaving our demographic largely unchanged.

Based on this survey and the subsequent analysis, the Board's position is that we will not pursue the paving of our roads and have no plans to revisit this issue. It is possible that in the future a problem area could be identified on our roads where paving may present the only viable means to eliminate it. Should that problem occur, we may consider paving that problem area. To date, no such areas have been identified.

Board Announcements

Treasurer's Report

Our financial position is strong. As of January 31, 2018, we had \$94,814 in our account, compared to \$60,649 at the same date last year. Also, as of the end of January, we have spent 38.6% of our budget, compared to 73.1% for the same period last year.

However, we are running a little behind in the collection of our annual assessments. As of January 31, 2018, we have collected \$63,550; last year at this point we had collected \$64,310. Yes, that is only a \$760 difference. Still, we had hoped to be further along this year, particularly since we had raised our budgeted revenues for the year.

We are taking steps to collect all amounts owed. Recall that this year's annual assessment payments were due by September 30, 2017. As of that date, we had collected from 117 of our 154 property owners, for a collection rate of 76%. Of the 37 property owners that had not completed paying for the current year, 2 had made partial payments. Also, 10 others had not only failed to meet the September 30 due date, they were delinquent for previous years.

We continue to monitor this situation. By December 31, 11 of the past due members had paid in full, and an additional delinquent member had started to making payments on their account. Letters were sent on January 8, 2018, to all past due and delinquent members who were not making partial payments reminding them of the amounts owed. By January 31, 2018, there are only 7 past due members (one continues to make partial payments), and 9 members are delinquent and not making partial payments.

Committee Reports

Events: Lynn Hopps will host the Ladies Annual Cabin Fever Potluck on March 6, 6 p.m., at her home at 2203 Turkey Roost Road. Attendees are encouraged to carpool.

Communication: We continue to publish The Ridge Rambler on a quarterly basis so we can provide board updates after each meeting along with other community news.

Roads: Roadwork was completed on Eagle Pass. Rain and extended freezing temps have been tough on the roads this winter. In January, gravel was spread on: Waters End, Walnut Flats, Bear Paw, Chilhowee Loop, and Overlook. Grading was completed on Waters End, and the rut repairs are

continuing on Walnut Flats, Waters End, and lower Grouse Top. During January, 41 loads of gravel were delivered and spread throughout Saddle Ridge.

Environment : The Firewise Committee developed a grant for funding actions that are part of our Community Wildfire Protection Plan. The Board approved it, and the grant was submitted to the Tennessee Division of Forestry. The grant will fund replacing wooden road signs with metal ones and the purchasing of equipment to help with vegetation removal. The next Firewise Day and Spring Cleanup has been scheduled for April 14. Sue DuBois and Greg Salansky, NPS, surveyed fire breaks in the boundary between Saddle Ridge and the Foothills Parkway.

Architectural: Ken LaValley has received 1 requests for approval of new home construction and 2 enquiries on new construction.

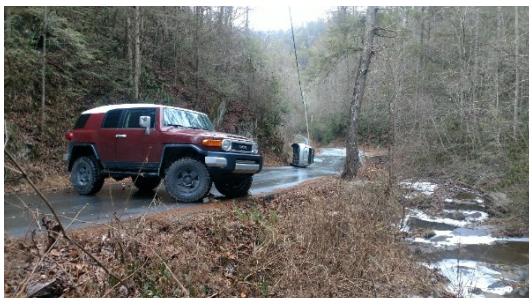
Building or Remodeling? Please remember that the detailed plans for any additions or remodeling work must be submitted to the SRPOA Architecture Committee for approval and can be emailed to saddleridgepoa@gmail.com . The architectural review and approval guidelines can be found on the Saddle Ridge web site, under Welcome Residents; then click on [Before You Build](#) .

Fiber Optic Service Update

The installation of fiber optic cable in Saddle Ridge has stopped for the time being. Unfortunately, some residents remain without service, particularly at the end of Chillhowee Loop, Overlook View Road, and Elks Point. We are continuing to work with AT&T to get service to all areas of Saddle Ridge.

Winter in Saddle Ridge

The daffodils are popping up signaling the end to an interesting winter. January started with a polar blast that kept us below freezing for 8 days. The extended freeze caused the pond to completely ice over and created a beautiful frozen waterfall. Icy rain on the morning of January 8 turned Saddle Ridge Road into a sheet of ice, causing 1 car to slide and overturn and another to slide treacherously close to the edge. Luckily no one was hurt. January 17 brought us several inches of snow. Then on February 10, 2 inches of rain fell quickly filling the thawed out pond and almost, but not quite, covering Saddle Ridge Road. After all that, we are ready for some warm, sunny days of Spring!





Holiday Lights



Firewise Day / Spring Cleanup

Vegetation removal and home assessments are the focus of the upcoming Spring CleanUp / Firewise Day scheduled for Saturday, April 14. The Firewise Committee is borrowing a chipper from the TN Division of Forestry. We will have the chipper Friday, April 13 – Tuesday, April 24.

We will use the chipper during the Saturday, April 14, cleanup and give brief training lessons. Community members can borrow the chipper. Please email saddleridgepoa@gmail.com to schedule the day(s) you would like to use the chipper. Or, if you have debris you need help removing and chipping, let us know and we will work with you to get a crew together to help you.

This is your opportunity to get rid of vegetation close to house that may be a fire hazard and to get help doing it with equipment that will make it somewhat easier!

Home Assessments

One important part of the Firewise program is community members working with other community members to evaluate their home for fire risks. The home assessment form provided by Firewise is filled out by the homeowner as 2-4 community members walk around the outside of the house pointing out possible fire hazards. The form stays with the homeowner. The assessment gives you an opportunity to see possible improvements that you may not recognize as a risk.

Contact saddleridgepoa@gmail.com to schedule a home assessment for Saturday, April 14, or at almost any other time.

Do you have your house number sign?

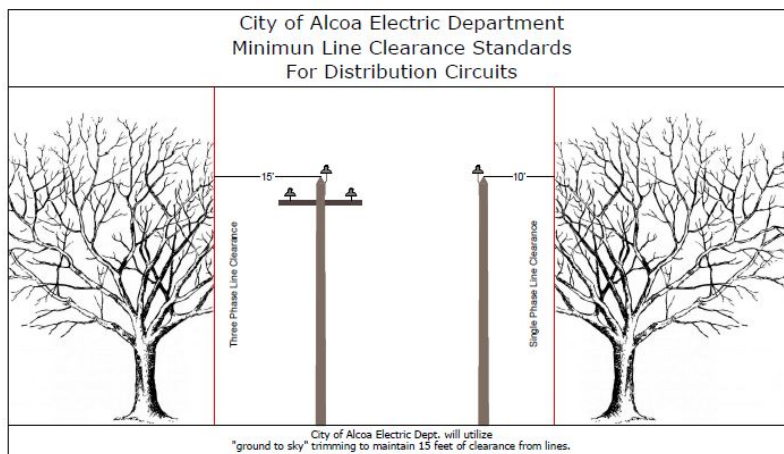


We encourage you to invest \$15 in a reflective metal sign. You can order the sign online through the [Blount County Fire Protection District website](#). If you are not paying for fire protection, consider investing the \$125/year. If you do not, you will be charged \$2,000/hour if the fire department comes to your home.

Alcoa Electric to Trim Trees

After prioritizing areas which tend to have more power outages due to fallen trees, the City of Alcoa Electric Department (CAED) has initiated a major project to cut and clean up its rights-of-way wherever its powerlines are located in high-risk areas. Some of that work has already been done on the Old Walland Highway between Ellejoy Road and Walland Center. According to Lead Arborist for CAED, Josh Carrier, Saddle Ridge was also prioritized as an area to address in the next few years due to the high number of tree-related outages.

Sue DuBois and Smitty met with Josh to get a better understanding of how this will impact Saddle Ridge. The CAED guidelines call for trimming most trees around power lines from ground to sky. CAED will trim 15 feet on both sides if the powerlines are double or triple lines. There are only two places in Saddle Ridge with those types of lines: from the gate to the first power pole on Waters End and the line crossing the big pond which extends to the pole at the bottom of Oakwood Road. The rest of the trimming will involve cutting 10 feet back from the property side of the power line along the roads.



To minimize the aesthetic impact, flowering dogwoods, Eastern redbuds, and American holly trees will in most circumstances be left in the rights-of-way. Mountain laurel and rhododendron bushes will also be left as these species hinder the growth of more invasive trees. Fruit trees, ornamental trees, and yard trees will be trimmed but not removed entirely without the property owner's written permission (for more detail see [CAED Specifications and Scope of Work for Vegetation Management](#)).

All of this work is still in the planning stages. We will learn more in the coming months as we get closer to CAED's coming to Saddle Ridge. Josh Carrier assured us that it is his job to supervise the trimming so it minimizes damage to the trees and the aesthetics of the community.

Our Canine Common Denominator

by Jim Tedford

Having spent the past 34 year professionally engaged in animal welfare work, one of the things that I love most about life in Saddle Ridge is being surrounded by a bunch of like-minded animal people. Pet ownership is a bit of a common denominator for Saddle Ridge residents, and nothing gives me greater pleasure than bumping into our two-legged and four-legged neighbors on my daily walks to the barn.

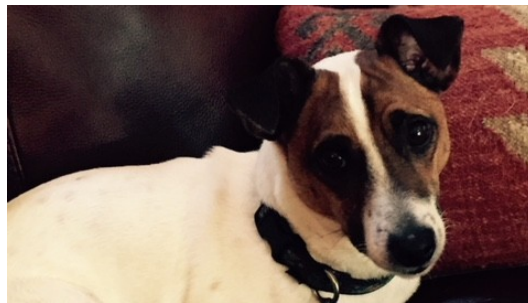
With the joys and benefits of pet ownership also comes great responsibility. Our pets are completely dependent upon us for warm shelter, nutritious food, fresh water, ample exercise, medical care and, most importantly, love. And when we make the decision to add pets to our families, we must accept all those responsibilities without condition and without exception.

Being in the grasp of a cold East Tennessee winter, it is important that we pet owners remember that when WE are cold, so are our pets. My dogs love being outdoors regardless of the weather so it's up to me to know when to say when. Common sense and Tennessee law require that all dogs and cats be given adequate shelter. I worry on those bitterly cold nights when I take my dogs out for their last walk of the night and hear barking in the distance. I can't imagine anyone leaving their dogs out in that kind of weather.



And, common sense and Tennessee law also requires that we be respectful of those around us. I am a huge dog lover – almost to the point of being ridiculous. But, it annoys me when my own dogs bark, so I certainly wouldn't appreciate being deprived of sleep because of neighbors' barking dogs. So be courteous and mindful of anti-nuisance laws and control your dogs.

We wouldn't leave toddlers outdoors to their own devices, and in many ways dogs are much like toddlers who never emotionally grow up. A little common sense and courtesy goes a long way – a fact upon which Saddle Ridge residents of every species can probably agree.



Upcoming Events

2018 Women's Annual Cabin Fever Potluck

Tuesday, March 6, 2018

Firewise Day and Spring Cleanup

Saturday, April 14, 2018

Vegetation Removal: Chipper Available – April 13 – April 24

Welcome to Saddle Ridge

Autumn, Cheyenne & Randy Brixie

Bill & Teresa Muhlfeld

On the Wild Side

Spring brings 'em out!

We have some new folks in Saddle Ridge so it's a good time to talk about what kind of wildlife activity to expect as Spring approaches. Bears will be coming out of their winter hibernation and they will be hungry. We cannot stress this enough around here: ***Humans feeding bears is bad for bears and bad for humans***. There is no good reason to feed a bear. Bears that lose their fear of humans will not survive and pose a threat to humans and pets.



Take your time driving along the pond as the evenings warm to listen to the chorus of frogs. It's almost deafening. You'll also want to drive slow to avoid them on the roadway. Snakes will be coming out and yes, we do have 2 venomous snakes in Saddle Ridge, the copperhead and the rattlesnake, so be aware where you walk. You might hear coyotes or if you are lucky, get a glimpse of a bobcat. The hummingbirds will return soon and song birds will be singing up a storm; nuthatches, phoebes, warblers, cardinals, woodpeckers and so many more. Look for an otter that has recently been spotted in the wetlands. Sadly, the beavers that once lived in our pond have not been seen in a while. We have an amazing diversity of wildlife here in Saddle Ridge. For more information, see the wildlife information on our webpage: <http://www.saddleridgepoa.com/wildlife-documentation.html>. Besides the animal life, if you haven't experienced the return of the Spring wildflowers blossoming in Saddle Ridge yet, then you are in for a special treat.

Beyond Saddle Ridge



Blackberry Mountain Resort: There are plenty of indications that nearby Blackberry Mountain Resort development is in full swing. For one, who hasn't had a close call on East Millers Cove with an approaching dump truck? Or maybe you hear the sounds of heavy equipment emanating from adjacent Chilhowee Mountain. While the leaves are off the trees you can view the construction on the hillside from several vantage points along Oakwood Road. The resort is slated to open by the end of 2018.

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, especially during the winter months, 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 Sue DuBois sodubois@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:

Email: saddleridgepoa@gmail.com

Board members and committee chairs are listed below and also on the [Saddle Ridge website](http://www.saddleridgepoa.com) - www.saddleridgepoa.com

President:

Steve Foster
859-494-7299

Vice President:

Hugh Pearson
865-982-5729

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(G. Robert Smith, Jr.)
615-631-5836

Secretary:

Alane Wyss
865-977-1533

Recorder:

Ann Tedford
865-980-1757

Board Members:

Janet Kolarik
865-905-0348

Sue DuBois
407-758-8275

Tom Braun
225-281-3889

Ken LaValley
865-970-6410

Get Involved

Join one of our Saddle Ridge POA committees and contribute to the community. There are five standing committees: Architecture, Communications, Environment, Events/Hospitality, and Road.

Check out the [Charter](#) for each of the five SRPOA standing committees or contact the Committee Chair:

Architecture - Ken LaValley
Road - Tom Braun
Communications - Janet Kolarik
Environment - Sue DuBois
Events/Hospitality - Ann Tedford

[Saddle Ridge's Facebook](#) page is a great place to read and share up-to-the-minute news of the community. If you are not already a member, contact Sue DuBois, sodubois@gmail.com, to join the private Facebook group.



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photos of Saddle Ridge that you would like to share with *The Ridge Rambler*? If so, please contact Sue DuBois, sodubois@gmail.com.



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