



Saddlecreek Farms

PROPERTY OWNERS ASSOCIATION, INC.

T O D A Y

A Publication for the Residents and Property Owners of Saddlecreek Farms ★ FEBRUARY 2006



Welcome to the New Year!

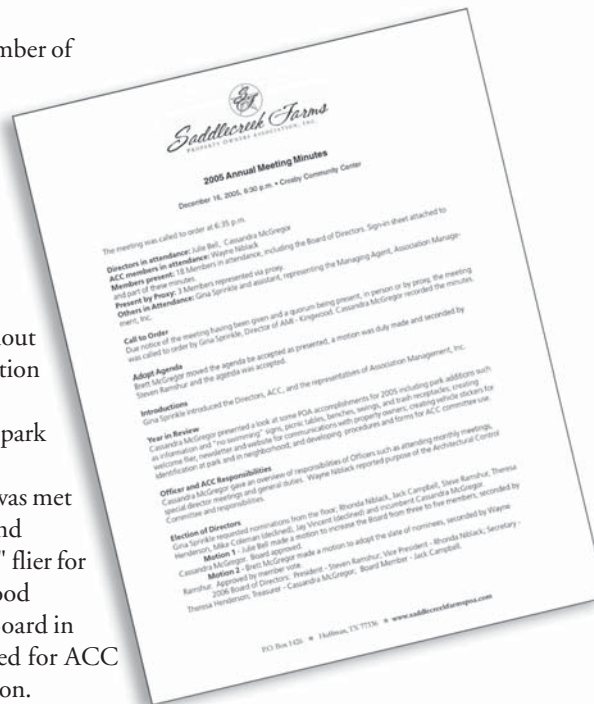
The Annual Member Meeting was held in December of 2005. A new Board of Directors was elected to serve for 2006. Congratulations to new board members Steven Ramshur, *President*; Rhonda Niblack, *Vice President*; Teresa Henderson, *Secretary*; Cassandra McGregor, *Treasurer*; and Jack Campbell, *Director*.

During the meeting, a report was presented reviewing Board accomplishments made throughout the year. Park improvements included the installation of park and boat ramp "information" and "no swimming" signs; the installation of trash cans at park and boat ramp; and the addition of picnic tables, benches, grills and swings at park. Another goal was met by improving communications between Board and Members by creating this newsletter, a "welcome" flier for new and prospective buyers and our neighborhood website. Since 2005 was the first year to have a Board in place, procedures and documents were developed for ACC architectural reviews, logs and other documentation.

Another major part of the Annual Meeting was Deed Restriction change recommendations by the Board/ACC. There was much discussion held regarding these items. For a more detailed look, you can **download the meeting minutes and documents from <http://www.saddlecreekfarmspoa.com/docs.htm>**. See back page for more information regarding changes that were approved.

Architectural Control Committee

The Board of Directors would like to thank and congratulate the new members of the ACC - Wayne Niblack, *Chairperson*; Jeff Phillips, Mike McKinney and Gary Rozell. The ACC is in place to help maintain property values, and see that new construction and exterior changes meet requirements as stated in our deed restrictions. Their work on this committee is greatly appreciated. If you have questions regarding building at Saddlecreek Farms or need your plans reviewed, please contact any of these members.



Before you build...

Just a reminder that **new construction and exterior changes** must be approved by the Saddlecreek Farms POA Architectural Control Committee **prior to commencing work**. Please consult your deed restrictions for additional information. You can download a copy from the POA website along with ACC Instruction Sheet and Application that must accompany your plans. For questions or to have your plans reviewed, contact Wayne Niblack at 281.998.9445 or any ACC member via the website.



"Saddlecreek Farms... a relaxing lifestyle and great place to call Home!"

Deed Restriction Changes

Eight recommendations for guideline changes were presented for vote at the Annual Meeting. Votes were tallied and two of the eight passed. These changes apply to all residents. Below are the changes:

ADD:

To Section 3.21 in the list of items included in maintenance the following:

j. Keeping the outside fence-line maintained at all times from the time property has closed for purchase.

EDIT:

The First Amendment, paragraph number 7 to read as follows:

Sheet metal or similar material may be used on the roof or exterior sides of any structure on a Lot other than a **Dwelling, garage or carport**, provided that the color of such sheet metal or similar material is substantially the same as the principal color of the roof or exterior sides (as the case may be) of the Dwelling (all as determined by the Architectural Control Committee).

If you have questions or suggestions regarding these or other deed restrictions, please contact a Board Member or ACC member.

What Information can I get from the POA website?



- Board of Directors information
- Meeting dates and times
- Architectural Control Committee Contacts
- Download ACC forms including Committee Instruction Sheet and Application; Deed Restrictions and other POA documents
- Activities and Announcements

www.saddlecreekfarmspoa.com

POA Board of Directors

Steven Ramshur, *President*
Rhonda Niblack, *Vice President*
Teresa Henderson, *Secretary*
Cassandra McGregor, *Treasurer*
Jack Campbell, *Director*

Architectural Control Committee

Wayne Niblack, *Chairperson*
Jeff Phillips
Mike McKinney
Gary Rozell

Saddlecreek Farms Property Owners Association

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To submit information* for newsletter, mail to the address above (Attn: News) or email to cfish@catfishdesigns.com.

Useful Numbers

Prescinct 3, Harris County Constable
713.453.6959
Prescinct 4, Harris County Constable
281.376.3472
City of Houston Police Department
713.884.3131

DPS • 713.957.6192

Poison Control • 800.764.7661

East Houston Regional
Medical Center
13111 East Freeway
Houston TX 77015
713.393.2000

Huffman ISD
24403 Lake Houston Parkway
Huffman, TX 77336-2231
281.324.1871

Post Offices

Crosby 281.462.2329
Huffman 281.324.6934

Utility Service Numbers

CenterPoint Energy 713.659.2111
ReliantEnergy 713.207.7777
Republic Waste Services 281.446.2030
Verizon 800.688.2880

*Any resident of Saddlecreek Farms may send in an article of interest to be printed in the newsletter. Articles may be edited or rejected by the Board of Directors or the editorial staff.

Newsletter has been reviewed and approved by SFPOA directors.

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